

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

Chandrakant Shah

Owner - County Inn

850 Leong Drive, Mountain View CA 94043

[REDACTED]

Bhagirath Desai

Bhagirath Desai

Maz Mogannam

Maz Mogannam

Owner - Las Adelitas Market Building

889 Leong Drive, Mountain View CA 94043

[REDACTED]

Ramesh Mistry

Ramesh Mistry

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

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

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]

From: [REDACTED]
To: Penollar, Krishna; council@mountainview.gov
Subject: OPPOSITION to Housing Element Program 1.1.G - Rezoning of 1702 and 1704 Miramonte Avenue and 777 Cuesta Dr
Date: Friday, October 31, 2025 10:59:08 AM

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

Dear Chair and Members of the Environmental Planning Commission, I am a resident of Varsity Park neighborhood writing to express my **strong opposition** to the proposed zoning and General Plan amendments for the parcels at 1702 and 1704 Miramonte Avenue and Cuest 777, as part of Housing Element Program 1.1.G.

1. This Proposal is "Spot Zoning" and Incompatible with Neighborhood Character

The 1702 and 1704 Miramonte parcels are in the middle of a stable, established R1 neighborhood, surrounded on all sides by single-family homes. Rezoning these two specific lots to allow for high-density (30+ units/acre) multi-family development is the very definition of **"spot zoning."** It would create a small, disruptive island of high-density housing that is completely inconsistent with the existing land use and the neighborhood's established character.

Proper urban planning concentrates density along major transit corridors (like El Camino Real) or on underutilized commercial lands, not by inserting high-density apartment buildings into the center of a low-density residential block.

2. Severe Traffic and Safety Impacts on Local Streets

Miramonte Avenue is a local collector street, not a major thoroughfare. It is already heavily used by local residents and serves as a primary route for children biking and walking to **Graham Middle School** and **Springer Elementary School**.

A 30 DU/acre development on these combined lots could represent 40-60+ new units, adding **an estimated 100-200+ new daily vehicle trips** concentrated at a single new driveway. This will:

- **Create a new, dangerous bottleneck** on a street that is already stressed during school commute hours.
-

Increase "cut-through" traffic as new residents try to bypass Miramonte congestion by using quiet, narrow streets like Tulane Drive, Fordham Way, and Sladky Avenue, which were never designed to handle this volume.

- **Endanger pedestrians and cyclists**, particularly the many students who use this exact route.

3. Creation of a Severe Parking Crisis

The hearing notice explicitly states the project includes **"reductions to required parking near major transit stops."** This is a critical error in judgment.

- **This site is not a major transit stop.** It is not near a Caltrain or Light Rail station. Relying on infrequent bus service to justify a drastic reduction in parking is unrealistic and will have severe consequences.
- **The parking overflow is guaranteed.** New residents will own cars, and they will not be able to park them on-site. This will force dozens of cars to hunt for parking on our surrounding streets, including Tulane Drive.
- **This will congest our neighborhood**, block driveways, and—most critically—impede access for emergency vehicles like fire trucks and ambulances.

4. Flawed Environmental Review (CEQA)

The notice claims this project "falls within the scope of the Program EIR" for the Housing Element. We strongly dispute this. A Program EIR is a broad, high-level document. It could not have possibly analyzed the **specific, granular, site-level impacts** of:

- Funneling 200+ new car trips onto this specific, non-arterial segment of Miramonte Ave.
- The overflow parking impact on Tulane Drive and adjacent R1 streets.
- The noise and shadow impacts of a 3-4 story apartment building on the immediate single-family home neighbors.
-

The strain on local utilities (sewer and water) at this specific connection point.

These are **new, significant impacts** that were not previously studied. Under CEQA, this requires, at minimum, a new **Initial Study** and a **Mitigated Negative Declaration (MND)** to address these site-specific issues. Proceeding without this new analysis is a violation of the CEQA process.

Our Request

This is a flawed proposal that prioritizes checking a box for a state mandate over the principles of sound community planning and resident safety. It is the wrong site for this level of density.

We urge the Environmental Planning Commission to **recommend DENIAL** of the rezoning for 1702 and 1704 Miramonte Avenue. We ask you to direct staff to find more suitable and appropriately located sites within the city—such as on major commercial corridors or near genuine transit hubs—that can accommodate new housing without destabilizing established single-family neighborhoods.

Thank you for your time and consideration.

Sincerely,

Prerna Dillon

From: [REDACTED]
To: [Penollar, Krisha](#)
Subject: Public Comment -Evandale Precise Plan
Date: Friday, October 31, 2025 3:37:39 PM

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

Hello Krisha,

As homeowners next to the Evandale Precise Plan area, thank you for preserving the CN zoning. It's important to maintain the residential character and quiet ambience of our neighborhood while still supporting thoughtful new development that complements nearby homes.

Thank you for prioritizing neighborhood quality and balance in this update. We hope to keep this family-friendly, quiet, and welcoming community for many years to come.

We also hope that Mountain View continues moving toward greater equity and equal access to a high quality of life for all residents, learning from past planning choices and building a more inclusive future.

Residents near Evandale Precise Plan,
Alex & Mary Grace Yao

From: [REDACTED]
To: epc@mountainview.gov; [Penollar, Krisha](#); [City Council](#)
Subject: STRONG OPPOSITION & REQUEST FOR DENIAL – Housing Element Program 1.1.G; Rezoning of 1702 Miramonte, 1704 Miramonte, AND 777 Cuesta Drive
Date: Sunday, November 2, 2025 2:00:08 PM

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

Dear Chair and Members of the Environmental Planning Commission,

My name is Albert Colas Prunera, resident at 1666 Tulane Dr, representative of the Varsity Park Neighborhood Association. We, the residents of Varsity Park Neighborhood Association and the surrounding Miramonte-Springer neighborhood, are writing in **strong opposition** to the proposed zoning and General Plan amendments for the cluster of parcels at **1702 Miramonte, 1704 Miramonte, and also 777 Cuesta Drive**.

We are a community of families who invested in this neighborhood for its protected R1 (Single-Family) zoning and stable, quiet character. This proposal would insert *multiple* high-density, multi-unit developments into the very heart of our low-density residential community.

This proposal is not just poor planning; it is a direct threat to our neighborhood's safety and stability. We urge you to **recommend DENIAL** for this entire cluster of sites based on the following five critical failures:

1. This is Arbitrary "Spot Zoning" and "Density Clustering"

This proposal is a textbook example of "spot zoning" (1702/1704 Miramonte) and "spot intensification" (777 Cuesta) that is in direct conflict with the General Plan's goal to *"protect and maintain the character and quality of single-family neighborhoods."*

By targeting these three specific parcels, the city is not engaging in coherent planning. It is arbitrarily creating a **high-density, multi-project "cluster"** in the middle of a low-density R1 zone. This action is inconsistent with every adjacent parcel and the established land use plan, providing a special privilege to developers at the expense of the entire community.

2. A Critical Failure of CEQA: The City Has Not Studied the Cumulative Impacts

This is our most significant objection. The city claims these projects are covered by the broad Housing Element Program EIR. This is **procedurally and legally incorrect**.

CEQA (California Environmental Quality Act) *mandates* that a lead agency analyze the **cumulative impacts** of projects that are "closely related." Targeting three distinct sites within the same small neighborhood block is the very definition of a cumulative impact that the Program EIR could not have possibly analyzed.

The **combined, synergistic impacts** of redeveloping all three sites simultaneously—in terms of traffic, parking, noise, shadow, and utility load—is a **new, significant environmental impact** that requires a new, focused environmental study. The city has failed to study:

- The **combined traffic** from all three developments funneling onto Miramonte and Cuesta.
- The **combined parking overflow** from 100+ new units flooding every street in our neighborhood.
- The **combined utility load** on the local sewer and water mains.

Proceeding without a new Initial Study and a focused EIR or Mitigated Negative Declaration (MND) that analyzes these *cumulative impacts* is a clear violation of CEQA.

3. The Proposal is Based on a Factually Incorrect Transit Assumption

The justification for these rezonings and their associated parking reductions is that they are **"near major transit stops."** This is factually incorrect.

- **Not a "Major Transit Stop":** The bus line, with 30-60 minute headways, is a local-service route and **does not meet** the state's definition of "high-quality transit" or a "major transit stop."
- **Parking Reductions are Unjustified:** Because the transit assumption is false, the entire premise for reducing parking is invalid. These will be highly car-dependent developments.
- **Guaranteed Parking Crisis:** The parking overflow from *all three* sites will create a severe and unmanageable crisis, forcing hundreds of new cars onto narrow residential streets like Tulane Drive, Fordham Way, and Sladky. This is a direct threat to public safety and emergency vehicle access.

4. Severe and Un-Analyzed Traffic and Student Safety Hazards

This proposal will create a significant and un-analyzed traffic hazard. The combined trip generation from 30+ DU/acre developments at these three sites will funnel **hundreds of new vehicle trips** onto two local collector streets: Miramonte and Cuesta.

-

Degraded Level of Service (LOS): This new, concentrated volume will significantly degrade the Level of Service at key local intersections (Miramonte/Cuesta, Cuesta/Grant, Miramonte/Foothill).

-

Extreme Student Safety Hazard: This entire cluster of sites is located directly on a primary student bicycle and pedestrian route for **Graham Middle School** and **Springer Elementary School**. The city has a paramount responsibility to protect these "Safe Routes to School." Adding multiple high-volume apartment driveways in this exact location is reckless and creates an unacceptable and foreseeable risk to hundreds of children.

5. Superior, More Appropriate Alternative Sites are Available

The city's legal duty is to demonstrate adequate *zoning capacity* to meet its RHNA goals, not to upzone fundamentally unsuitable parcels.

The 2023-2031 Housing Element identifies hundreds of potential sites. The city has ample opportunity to meet its housing goals by prioritizing development on:

-

Major Commercial Corridors: El Camino Real, San Antonio Road, and Moffett Boulevard.

-

Underutilized Commercial/Industrial Land.

-

True Transit-Oriented Sites: Parcels immediately adjacent to Caltrain and VTA Light Rail.

This proposal does the opposite. It targets small, constrained, and stable residential sites while ignoring these far superior and more appropriate locations.

Conclusion and Formal Request

This proposal is an arbitrary, piecemeal, and dangerous approach to planning. It sacrifices

the safety, character, and stability of an established neighborhood for a negligible gain in housing units, especially when superior alternative sites are readily available.

We formally request that the Environmental Planning Commission **recommend DENIAL** of the proposed General Plan and Zoning amendments for **1702 Miramonte, 1704 Miramonte, and 777 Cuesta Drive**, and direct staff to remove this entire cluster of parcels from Program 1.1.G.

Sincerely,

VPNA - Varsity Park Neighborhood Association

From: |
To: [Penollar, Krisha](#)
Subject: Proposed General Plan Amendment for 1702-1704 Miramonte Ave
Date: Tuesday, November 4, 2025 12:02:43 PM

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

Hi Krisha,

After reviewing the proposed General Plan Amendment, I have concerns regarding the possible impact on our neighborhood. The site chosen to be CO-Mixed Use Village Ctr, 1702-1704 Miramonte Ave, is right next to our neighborhood which is a R-1 zone. We have been dealing with an overflow of cars parked on our streets for as long as I have lived here since 2004. The current office complex does not have adequate parking provision for the employees and the visitors. Therefore, the portions of Sladky Ave and Tulane Drive are being used as the overflow parking lot for this complex. While many residents and I have expressed concerns over the years to the City of Mountain View Planning Dept., Code Enforcement Dept. and various City Council Members, there has been no tangible solution to this issue.

Now with the proposed change of use permit for this address, I am gravely concerned about what such a development will do to our neighborhood. The relaxing of the parking requirement (less than required by the City of Mountain View) and the height/density of the possible projects (up to 45') will be detrimental to our neighborhood. The increased traffic, street congestion, the safety of many children riding bikes and the walkers(day & night time) are only some of the issues that come to mind.

I have been hearing a lot of "We can't do anything because the State mandates it" from the City of Mountain View. The City of Mountain View chose 1702-1704 Miramonte Ave as part of this housing element requirement. Now that this site has been chosen, we ask that the City of Mtn. View safeguard our neighborhood's character and ensure the safety of its residents. Please let our neighborhood know what the City will do to address our concerns.

Thank you,

Inhwa Wada



From: [REDACTED]
To: [Penollar, Krisha](#)
Subject: Concerns about the Proposed General Plan Amendment for 1702-1704 Miramonte Ave
Date: Tuesday, November 4, 2025 2:35:05 PM

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

Hi Krisha, City of Mountain View Planning Department, and City Council Members,

This message is regarding the proposed development at 1702–1704 Miramonte Avenue. We've lived on Tulane Drive near this area since 2020. Since the end of the pandemic, we've seen the impact of **increasing traffic and parking overflow** stemming from the existing office use. Because of this, we are deeply concerned about the safety implications of adding more density without adequate planning.

Our Tulane neighborhood has a large circle of **young children (ages 4-10)** who play outdoors together almost every day and we would never want to take this away from them. Families here make a conscious effort to maintain a safe and welcoming community environment. Many families, including ours, have purchased “**Slow – Children at Play**” signs because we've all noticed more non-resident cars traveling faster and more frequently than before. Due to an increase in parked vehicles along the curbs, the **visibility** becomes limited when children are present. Drivers unfamiliar with the neighborhood often use this street as a **cut-through**. Even small increases in traffic volume raise the risk of serious accidents.

Introducing new multifamily housing without sufficient on-site parking will likely intensify existing overflow issues, pushing more vehicles further into the residential area. This is not simply an inconvenience—it directly affects whether children can safely cross the street, ride their bikes, or play outside without fear. Once an accident happens, it cannot be undone, and we want to prevent that risk before it becomes a reality.

We understand the importance of creating more housing and we support responsible planning. However, meeting housing goals should not come at the expense of child safety and neighborhood walkability. We respectfully ask the City to ensure:

- **Adequate on-site parking** that does not rely on surrounding residential streets,
- Careful consideration of traffic patterns and potential cut-through behavior,
- Clear **safety measures** for pedestrians and cyclists, particularly children.

We ask the City to share how these **safety issues** will be evaluated and mitigated before any approvals are considered. Our goal is to work collaboratively to ensure that growth benefits the community while protecting the well-being of the families who already live here.

Thank you for your time and attention for our Varsity community which we love deeply!

Sincerely,

Jiaying Feng with family

From: Louis Lin [REDACTED]
Sent: Wednesday, November 5, 2025 3:34 PM
To: epc@mountainview.gov
Subject: 10/5/25 meeting input

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

Hello

Thank you for providing as many ways as possible to participate in tonight's meeting. Here are my comments:

1. I own a property on Easy St. I am very familiar with Leong Drive as I use it to get to my property. One comment is that when you are on Leong headed to 101 there is a blind corner. Although I have never seen a car pull out of the duplex properties the entire time I have owned a place in North Whisman I can see someone getting t-boned backing out of their driveway on the blind curve once there is more density there. Some sort of traffic mitigation needs to be done.
2. North Whisman is not living up to its potential. How do I propose that the 500 block of Easy St get upzoned? The duplexes were old when I bought the place in 2008 and recent sales have demonstrated the property prices are lagging the rest of Mt View. The lots are all 7000-8000 sq feet and there are only 1800 sq ft mostly obsolete duplexes on them for the most part. Easy street is also a lane too wide as well which could be used for more housing if we CC were to start over. I figure the reason it hasn't come up is there are single family homes on the other side of my fence.
3. North Whisman excels as a place for more density because it literally is the northern crossroads of Silicon Valley. 101, central, middlefield, and 85 all converge nearby.
4. I am not a pave over everything and build skyscrapers next to grandmas single family home but there is a lot of potential here if done judiciously.

Thank you
Louis

From: [REDACTED]
To: [Penollar, Krisha](#)
Cc: [REDACTED]
Subject: (Time sensitive) General Plan Amendment, CO-Mixed Use Village Ctr, 1702-1704 Miramonte Ave.
Date: Tuesday, November 4, 2025 8:34:49 PM

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

Hi Krisha,

I wanted to share with you serious issues I have with the proposed General Plan Amendment, CO-Mixed Use Village Ctr, [1702-1704 Miramonte Ave.](#)

My house is right next to that development, and it would have a serious impact on our value of living not to mention the amount of light that would be limited into our house with a structure taller than the one today. This would extremely devalue our house, but even more so than that, we currently have a very bad situation with people parking illegally in front of our house, sometimes blocking our driveway, and 100% of the time people parking illegally blocking a fire hydrant parking on red curbs. When we come home there's no avail street parking and we have to park 2 blocks down because there's no space- then at night we have to move our car to in front of our house. At 7am one employee of the dental office parks in front of our house and blasts music out of their car for 60 minutes until 8am, sometimes smoking. This is a destructive way to have to live. Expanding with more housing and businesses would be very bad for us, more people, more parking issues, more safety issues, etc.

My daughter bikes home from school and sees people turning around illegally at sladky/tulane, or they pull out without seeing her. She is scared to bike on the street there.

Honestly having more housing and taller buildings would make a bad situation 100 times worse. Our house doesn't get a ton of light as it is, but our kitchen currently gets a little sun, with a taller building we will have a permanently dark house. Please don't subject us to that. Moving is not an option for us, and it would be awful to have to be close to a building like that.

PLEASE don't approve this measure. Please think about the safety of our kids. Please think about the further destruction of the value of our living. Please think about our house values.

-Kristen

[REDACTED]

From: [REDACTED]
To: Penollar, Krisha
Subject: Re: Proposed General Plan Amendment for 1702-1704 Miramonte Ave
Date: Tuesday, November 4, 2025 4:44:24 PM

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

Hello Krisha,

I greatly appreciate the time you took to speak with me today. I have revised my email from earlier in the day to the one below. If you would like to include the message below for the public record rather than my earlier one, I would also appreciate that.

Thanks again,
Robert

=====

Hello Ms. Penollar,

I am writing in regard to the proposed rezoning of 1702-1704 Miramonte Avenue. I reside at [REDACTED], directly across from the site in question. I will try to be brief.

As I understand it, the proposal for this land would be for mixed use and therefore would need to be rezoned to Neighborhood Mixed-Use designation. A 35-45 foot building in the neighborhood would be completely out of character, which is something the city claims it wants preserved. Where would the additional parking spaces required be situated? Underground I assume. The lot itself is quite small for a Mixed-Use Village Center. Creating a reasonable amount of parking seems impossible.

Encouraging shared parking with the available nearby commercial businesses, Blossom Valley Shopping Center I assume, as well as residential street parking is very concerning. We already have had issues with parking in the neighborhood for well over a decade with no resolution. The parking from both employees and patients of 1702-1704 Miramonte Avenue overflows daily onto both Sladky Avenue and Tulane Drive. Additional parking has been allocated at the Presbyterian Church across Miramonte Avenue, but it is rarely used, if at all. It seems extremely unlikely that anyone would park at either the Presbyterian Church or Blossom Valley Shopping Center. It's simply much closer to park in front of residents' homes, which would impact us further.

The impact on parking, traffic congestion and general safety in that small area adjacent to a busy intersection would be too great in my opinion. While I understand the need for additional housing, should it be done at the expense of residents who have invested in their neighborhoods, and that includes any neighborhood in the city?

Respectfully,

Robert Mavar

From: [REDACTED]
To: [Penollar, Krisha](#)
Subject: Proposed General Plan Amendment for 1702-1704 Miramonte Ave
Date: Wednesday, November 5, 2025 7:20:37 AM

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

Hi Krisha,

After reviewing the proposed General Plan Amendment, I am horrified at the possibility of the buildings on 1702-1704 Miramonte being replaced by taller buildings.

The effects on 817 Sladky would be disastrous for the property owners. They are just next to the proposed construction which would destroy their property value if a building taller than the present construction was authorized. A building right next to them would overlook their property, remove privacy from their back garden, prevent the ability to place solar panels on their roof, etc.

We are a highly knit community and already suffer from illegal parking on Sladky/Tulane. A few weeks ago, as I was carefully reversing from my house at [REDACTED], a Dental Office employee parked across the street from me suddenly did an illegal u-turn and almost hit me.

This General Amendment to the plan should not be approved as it is proposed.

Graham Cameron

[REDACTED]

Mountain view.

From: [REDACTED]
To: [Penollar, Krishna](#)
Subject: Concerns with the General Plan Amendment for 1702-1704 Miramonte Ave, 777 Cuesta
Date: Wednesday, November 5, 2025 7:35:41 AM

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

Hi Krishna,

My young family moved to Sladky Ave near the dental offices a few years ago. We purposefully moved to this neighborhood for its quiet location, plentiful space, and privacy.

I recently learned about the proposed changes to 1702-1704 Miramonte Ave and 777 Cuesta. It deeply concerns me that the proposed changes would be highly disruptive to the neighborhood.

We already have an unfortunate overflow of parking onto Sladky from the offices, even though there is a sign directing traffic elsewhere. While it sounds minor, this traffic has caused issues such as: having no street space for our trash cans, no safe space for bikers and walkers, most of which are children commuting to and from school, and lack of parking for our own family. I deeply worry that the proposed changes will worsen these issues.

Additionally, I worry about a high rise building in a neighborhood with nothing over two stories. This would overshadow the rest of the neighborhood, look significantly out of place, and most of all, reduce the privacy we sought out when purchasing our home in the first place.

I urge you to not approve this measure. Our neighborhood has been discussing this issue and I know I am not the only one with deep concerns. I worry that if it is approved, my family will need to find a more suitable neighborhood.

Thank you,
Jamshed Vesuna
[REDACTED]

From: [REDACTED]
To: [Penollar, Krisha](#)
Subject: Issues with the General Plan Amendment, CO-Mixed Use Village Ctr, 1702-1704 Miramonte Ave.
Date: Wednesday, November 5, 2025 3:40:04 PM

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

Hello Krisha,

My name is Ella, and I am a resident at [REDACTED], Mountain View.

I'm writing to share my concerns about the proposed development at 1702–1704 Miramonte Ave. My family's home is right next to that property, and this project would have a major impact on our daily lives and our safety.

One of my biggest worries is how this project would increase noise, pollution, and overall disruption, completely changing the character of our neighborhood. Construction alone would mean months of dust, trucks, and constant noise. But even after that, more traffic, deliveries, and business activity would permanently change the peaceful atmosphere we've always had. Our neighborhood is made up of small family homes, quiet streets, and older trees, making it feel like a real community. If a large mixed-use development goes up, that calm, residential feeling will fade away. It would turn our peaceful street into a busy, commercial zone. It would feel louder and more crowded.

Even now, parking and traffic are constant problems in our neighborhood. People park in front of our house all the time, sometimes blocking our road and even the fire hydrant, because there is an overcrowding of cars constantly. It's frustrating and stressful to come home and have nowhere to park, especially when I come back from school and have to park blocks away, and then moving my car late at night, just so I can leave early in the morning. It's hard to start my day like that, and it makes our street feel chaotic, not peaceful. If this project goes through, those problems will only get worse.

I'm asking you to think about the families who live right next to this property and how much this would change our lives.

Thank you for taking the time to listen and for considering the impact this would have on our neighborhood.

Sincerely,
Ella

From: Connie Ye [REDACTED]
Sent: Saturday, November 15, 2025 1:11 PM
To: City Council <city.council@mountainview.gov>; epc@mountainview.gov
Subject: Opposition to Rezoning - 1702 & 1704 Miramonte / 777 Cuesta

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

Hi EPC & City Council,

We learned of the proposal of rezoning 1702 & 1704 Miramonte / 777 Cuesta to allow high-density apartments. We are concerned about this proposal and are opposed to it for safety and infrastructure reasons:

1. Traffic & Parking problems.

Cuesta Drive is already quite **busy and noisy** (We lived on Cuesta Dr for 7 years). During the weekend, the **curbside parking** was always full, so it's **not safe to drive in and out** of our house... With this change, the traffic and parking are going to be even worse! And **smaller streets** around varsity park like Tulane, Sladky and Fordham (where we are living now) won't be able to handle it. Increased parking and road congestion may block fire lanes, fire trucks, ambulances and police in emergencies. **Road infrastructure wasn't designed for multi-family load in this area**, constant package delivery vans, more rideshare pickups, frequent move-ins/out via large trucks will increase wear and tear and raise the risk of road obstruction or accidents.

2. School routes become less safe.

This is a safe route to school for us and our neighbors. A lot of kids walk and bike on Miramonte and Cuesta to go to Springer, Graham, Blach, MVHS, St. Francis, and Bullis South. Added driveways and **traffic endanger children every school day**. Single-family zones typically have **narrower streets, more children at play, fewer traffic control measures** (stop signs, crosswalks, speed bumps), "**spot zoning**" **high-density islands at the center of single-family zones** isn't smart or scientific city planning.

3. Increased Crime Risk Due to Higher Transiency

High-density apartments often bring:

- Shorter-term leases
- Higher turnover
- More strangers entering and exiting the area (deliveries, guests, contractors)

Higher turnover communities statistically see:

- More opportunity for property crime (car break-ins, package theft)
- Less neighborhood familiarity and surveillance
- This can reduce the sense of safety for long-term homeowners.

However, we support housing / building apartments wherever scientifically planned in the right zone (but not at the center of a single family zone), if Mountain View does provide more local job opportunities and have more residents moving in.

Qin Ye, Mountain View Resident

From: [REDACTED]
To: epc@mountainview.gov; [Penollar, Krishna](#); [City Council](#)
Subject: OPPOSITION to Housing Element Program 1.1.G - Rezoning of 1702/1704 Miramonte & 777 Cuesta
Date: Saturday, November 15, 2025 5:56:59 PM

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

My name is Begoña Tudela, resident at [REDACTED], Mountain View. We, the undersigned residents of the Springer/Miramonte/Tulane neighborhood, are writing to register our formal and comprehensive opposition to the proposed General Plan and Zoning amendments for 1702/1704 Miramonte and 777 Cuesta Drive. We understand the state's housing mandates. This is not an objection to housing; it is an objection to a deeply flawed, unsafe, and legally questionable proposal that ignores sound planning principles and breaches the city's trust with its residents.

This proposal is a complete failure from every critical planning perspective. We urge you to recommend DENIAL based on the following interconnected failures:

1. The Entire Proposal is Based on a False Premise. The staff report justifies this high-density cluster and its associated parking reductions by claiming the sites are "near major transit stops." This is factually incorrect. The current bus, with 30-60 minute service intervals, is not a "major transit stop" by any state or regional definition. This single false assumption invalidates the entire justification for the project's density and parking, and it is a fatal flaw in the city's analysis.

2. It is a Direct, Un-Analyzed Threat to Student Safety. These three sites are not on an anonymous street; they are on a primary "Safe Route to School" for hundreds of children attending Graham Middle School and Springer Elementary. This proposal will add three new, high-volume apartment driveways and hundreds of new vehicle trips directly onto their walking and biking paths. The city has provided zero analysis of this specific, foreseeable, and severe risk to children.

3. It Violates CEQA by Ignoring Cumulative Impacts. The city cannot legally claim these projects are covered by the general Program EIR. CEQA mandates that the cumulative impacts of closely related projects be analyzed. Dropping three high-density developments into one small residential block is the definition of a cumulative impact. The city has failed to study the combined, synergistic impacts of:

Traffic: The combined trip generation from all three sites.

Parking: The combined overflow from 100+ new units.

Noise: The combined construction and operational noise.

Utilities: The combined load on our residential-grade sewer and water mains. This is a clear violation of the CEQA process, and you cannot legally approve this without a new, focused environmental study.

4. It is Arbitrary "Spot Zoning" that Violates the General Plan. The General Plan is a promise to residents. It explicitly states the city will "protect and maintain the character and quality of single-family neighborhoods." This proposal does the opposite. It is arbitrary "spot zoning" that carves up a stable R1 neighborhood to benefit developers. This is an inequitable and destructive planning practice that places the entire burden of a city-wide problem on a small group of homeowners.

5. It Has No Coherent Plan for the Inevitable Consequences. This proposal will guarantee a parking crisis by using a false transit premise to reduce parking. This crisis will spill onto our narrow streets, like Tulane Drive, making them impassable, congested, and unsafe for emergency vehicles. This proposal has no plan for the required utility upgrades, no plan for the new demand on our local parks, and no plan for the real-world impacts on the families who live here.

Conclusion: A Failure of Due Diligence

This proposal is flawed from its initial premise to its dangerous and un-analyzed conclusion. It is based on a factual error (transit), violates state law (CEQA), endangers children (safety), and breaks the city's own promise (General Plan).

We are not against housing. We are for responsible planning. Responsible planning concentrates density on major commercial corridors like El Camino Real, San Antonio, and Moffett Blvd—areas that are actually served by major transit and are built to handle this growth.

This proposal is the wrong housing, in the wrong place, based on the wrong analysis. We urge you to do your duty,

recognize this comprehensive failure, and recommend DENIAL for all three sites.

Sincerely,

Bengoña Tudela

 Mountain View

Springer/Miramonte/Tulane neighborhood

Enviado desde mi iPhone

From: Marcie Caccamo [REDACTED]
Sent: Saturday, November 15, 2025 12:24 PM
To: epc@mountainview.gov
Subject: Opposition to Rezoning – 1702 & 1704 Miramonte / 777 Cuesta

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

I'm all for high-density housing, but this is NOT the place to do it. This is a peaceful neighborhood of single-family homes that do not deserve to be overshadowed by a hulking behemoth. Build on corridors like El Camino, San Antonio, Grant, and Moffett — not inside stable neighborhoods.

Marcie Caccamo
[REDACTED], Mountain View

From: Meghana [REDACTED]
Sent: Saturday, November 15, 2025 2:54 PM
To: City Council <city.council@mountainview.gov>; epc@mountainview.gov; krishna.penollar@mountainviewgov.com
Subject: 1702/1704 Miramonte - Strong opposition, we want safe streets!

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

Dear Chair and Members of the Environmental Planning Commission,

We, the residents of Miramonte-Springer neighborhood, are writing to express our **strong and unified opposition** to the proposed zoning and General Plan amendments for the parcels at 1702 and 1704 Miramonte Avenue, as part of Housing Element Program 1.1.G.

We bought our homes in this community specifically because it is a quiet, stable, single-family (R1) neighborhood. While we understand the city's obligation to plan for new housing, this specific proposal represents a severe misapplication of that mandate. It is an example of poor planning that will create significant, irreversible negative impacts on our community for the following reasons:

1. This Proposal is "Spot Zoning" and Incompatible with Neighborhood Character

The 1702 and 1704 Miramonte parcels are in the middle of a stable, established R1 neighborhood, surrounded on all sides by single-family homes. Rezoning these two specific lots to allow for high-density (30+ units/acre) multi-family development is the very definition of "**spot zoning**." It would create a small, disruptive island of high-density housing that is completely inconsistent with the existing land use and the neighborhood's established character.

Proper urban planning concentrates density along major transit corridors (like El Camino Real) or on underutilized commercial lands, not by inserting high-density apartment buildings into the center of a low-density residential block.

2. Severe Traffic and Safety Impacts on Local Streets

Miramonte Avenue is a local collector street, not a major thoroughfare. It is already heavily used by local residents and serves as a primary route for children biking and walking to **Graham Middle School** and **Springer Elementary School**.

A 30 DU/acre development on these combined lots could represent 40-60+ new units, adding **an estimated 100-200+ new daily vehicle trips** concentrated at a single new driveway. This will:

- **Create a new, dangerous bottleneck** on a street that is already stressed during school commute hours.
- **Increase "cut-through" traffic** as new residents try to bypass Miramonte congestion by using quiet, narrow streets like Tulane Drive, Fordham Way, and Sladky Avenue, which were never designed to handle this volume.
- **Endanger pedestrians and cyclists**, particularly the many students who use this exact route.

3. Creation of a Severe Parking Crisis

The hearing notice explicitly states the project includes "**reductions to required parking near major transit stops**." This is a critical error in judgment.

- **This site is not a major transit stop.** It is not near a Caltrain or Light Rail station. Relying on infrequent bus service to justify a drastic reduction in parking is unrealistic and will have severe consequences.
- **The parking overflow is guaranteed.** New residents will own cars, and they will not be able to park them on-site. This will force dozens of cars to hunt for parking on our surrounding streets, including Tulane Drive.
- **This will congest our neighborhood**, block driveways, and—most critically—impede access for emergency vehicles like fire trucks and ambulances.

4. Flawed Environmental Review (CEQA)

The notice claims this project "falls within the scope of the Program EIR" for the Housing Element. We strongly dispute this. A Program EIR is a broad, high-level document. It could not have possibly analyzed the **specific, granular, site-level impacts** of:

- Funneling 200+ new car trips onto this specific, non-arterial segment of Miramonte Ave.
- The overflow parking impact on Tulane Drive and adjacent R1 streets.
- The noise and shadow impacts of a 3-4 story apartment building on the immediate single-family home neighbors.
- The strain on local utilities (sewer and water) at this specific connection point.

These are **new, significant impacts** that were not previously studied. Under CEQA, this requires, at minimum, a new **Initial Study** and a **Mitigated Negative Declaration (MND)** to address these site-specific issues. Proceeding without this new analysis is a violation of the CEQA process.

Our Request

This is a flawed proposal that prioritizes checking a box for a state mandate over the principles of sound community planning and resident safety. It is the wrong site for this level of density.

We urge the Environmental Planning Commission to **recommend DENIAL** of the rezoning for 1702 and 1704 Miramonte Avenue. We ask you to direct staff to find more suitable and appropriately located sites within the city—such as on major commercial corridors or near genuine transit hubs—that can accommodate new housing without destabilizing established single-family neighborhoods.

Thank you for your time and consideration.

Sincerely,

The Concerned Residents of Springer-Miramonte, **Meghana Kanakamedala**

From: [REDACTED]

Sent: Sunday, November 16, 2025 2:07 PM

To: Penollar, Krisha <krisha.penollar@mountainview.gov>; epc@mountainview.gov; City Council <city.council@mountainview.gov>

Subject: 1702/1704 Miramonte - Strong opposition and request for denial – Housing Element Program 1.1.G

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

Dear Chair and Members of the Environmental Planning Commission,

We, the residents of Tulane Drive and the surrounding Miramonte-Springer neighborhood, are writing in **strong opposition** to the proposed zoning and General Plan amendments for the cluster of parcels at **1702 Miramonte and 1704 Miramonte**.

We are a community of families who invested in this neighborhood for its protected R1 (Single-Family) zoning and stable, quiet character. This proposal would insert *multiple* high-density, multi-unit developments into the very heart of our low-density residential community.

This proposal is not just poor planning; it is a direct threat to our neighborhood's safety and stability. We urge you to **recommend DENIAL** for this entire cluster of sites based on the following five critical failures:

1. This is Arbitrary "Spot Zoning" and "Density Clustering"

This proposal is a textbook example of "spot zoning" (1702/1704 Miramonte) and "spot intensification" (777 Cuesta) that is in direct conflict with the General Plan's goal to *"protect and maintain the character and quality of single-family neighborhoods."*

By targeting these three specific parcels, the city is not engaging in coherent planning. It is arbitrarily creating a **high-density, multi-project "cluster"** in the middle of a low-density R1 zone. This action is inconsistent with every adjacent parcel and the established land use plan, providing a special privilege to developers at the expense of the entire community.

2. A Critical Failure of CEQA: The City Has Not Studied the Cumulative Impacts

This is our most significant objection. The city claims these projects are covered by the broad Housing Element Program EIR. This is **procedurally and legally incorrect**.

CEQA (California Environmental Quality Act) *mandates* that a lead agency analyze the **cumulative impacts** of projects that are "closely related." Targeting three distinct sites within the same small neighborhood block is the very definition of a cumulative impact that the Program EIR could not have possibly analyzed.

The **combined, synergistic impacts** of redeveloping all three sites simultaneously—in terms of traffic, parking, noise, shadow, and utility load—is a **new, significant environmental impact** that requires a new, focused environmental study. The city has failed to study:

- The **combined traffic** from all three developments funneling onto Miramonte and Cuesta.
- The **combined parking overflow** from 100+ new units flooding every street in our neighborhood.
- The **combined utility load** on the local sewer and water mains.

Proceeding without a new Initial Study and a focused EIR or Mitigated Negative Declaration (MND) that analyzes these *cumulative impacts* is a clear violation of CEQA.

3. The Proposal is Based on a Factually Incorrect Transit Assumption

The justification for these rezonings and their associated parking reductions is that they are **"near major transit stops."** This is factually incorrect.

- **Not a "Major Transit Stop":** The VTA bus line, with 30-60 minute headways, is a local-service route and **does not meet** the state's definition of "high-quality transit" or a "major transit stop."
- **Parking Reductions are Unjustified:** Because the transit assumption is false, the entire premise for reducing parking is invalid. These will be highly car-dependent developments.
- **Guaranteed Parking Crisis:** The parking overflow from *all three* sites will create a severe and unmanageable crisis, forcing hundreds of new cars onto narrow residential streets like Tulane Drive, Fordham Way, and Sladky. This is a direct threat to public safety and emergency vehicle access.

4. Severe and Un-Analyzed Traffic and Student Safety Hazards

This proposal will create a significant and un-analyzed traffic hazard. The combined trip generation from 30+ DU/acre developments at these three sites will funnel **hundreds of new vehicle trips** onto two local collector streets: Miramonte and Cuesta.

- **Degraded Level of Service (LOS):** This new, concentrated volume will significantly degrade the Level of Service at key local intersections (Miramonte/Cuesta, Cuesta/Grant, Miramonte/Foothill).
- **Extreme Student Safety Hazard:** This entire cluster of sites is located directly on a primary student bicycle and pedestrian route for **Graham Middle School** and **Springer Elementary School**. The city has a paramount responsibility to protect these "Safe Routes to School." Adding multiple high-volume apartment driveways in this exact location is reckless and creates an unacceptable and foreseeable risk to hundreds of children.

5. Superior, More Appropriate Alternative Sites are Available

The city's legal duty is to demonstrate adequate *zoning capacity* to meet its RHNA goals, not to upzone fundamentally unsuitable parcels.

The 2023-2031 Housing Element identifies hundreds of potential sites. The city has ample opportunity to meet its housing goals by prioritizing development on:

- **Major Commercial Corridors:** El Camino Real, San Antonio Road, and Moffett Boulevard.
- **Underutilized Commercial/Industrial Land.**
- **True Transit-Oriented Sites:** Parcels immediately adjacent to Caltrain and VTA Light Rail.

This proposal does the opposite. It targets small, constrained, and stable residential sites while ignoring these far superior and more appropriate locations.

Conclusion and Formal Request

This proposal is an arbitrary, piecemeal, and dangerous approach to planning. It sacrifices the safety, character, and stability of an established neighborhood for a negligible gain in housing units, especially when superior alternative sites are readily available.

We formally request that the Environmental Planning Commission **recommend DENIAL** of the proposed General Plan and Zoning amendments for **1702 Miramonte and 1704 Miramonte** and direct staff to remove this entire cluster of parcels from Program 1.1.G.

Sincerely,

Jiao Luo & Peng Zhang -- [REDACTED] Mountain View, 94040

The Concerned Residents of the Miramonte & Tulane Neighborhood

From: Nona Myers [REDACTED]
Sent: Sunday, November 16, 2025 4:33 PM
To: epc@mountainview.gov
Subject: Opposition to Rezoning 1702 & 1704 Miramonte/777 Cuesta

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

I strongly oppose this rezoning. After living in Mountain View for over 45 years little by little you are destroying the character of Mountain View. Because downtown Castro Street is now blocked from traffic, you created an unsafe area for people to walk due to high numbers of homeless hanging around. We no longer walk or drive there for restaurants. We go to Los Altos instead.

Please stop all this. You already have too many empty storefronts boarded up all along El Camino now.

I am truly disappointed in all of this.

Nona Myers

Get [Outlook for iOS](#)

From: [REDACTED]
To: Penollar, Krisha; epc@mountainview.gov; [City Council](#)
Subject: 1702/1704 Miramonte - Strong opposition and request for denial – Housing Element Program 1.1.G
Date: Sunday, November 16, 2025 2:07:59 PM

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

Dear Chair and Members of the Environmental Planning Commission,

We, the residents of Tulane Drive and the surrounding Miramonte-Springer neighborhood, are writing in **strong opposition** to the proposed zoning and General Plan amendments for the cluster of parcels at **1702 Miramonte and 1704 Miramonte**.

We are a community of families who invested in this neighborhood for its protected R1 (Single-Family) zoning and stable, quiet character. This proposal would insert *multiple* high-density, multi-unit developments into the very heart of our low-density residential community.

This proposal is not just poor planning; it is a direct threat to our neighborhood's safety and stability. We urge you to **recommend DENIAL** for this entire cluster of sites based on the following five critical failures:

1. This is Arbitrary "Spot Zoning" and "Density Clustering"

This proposal is a textbook example of "spot zoning" (1702/1704 Miramonte) and "spot intensification" (777 Cuesta) that is in direct conflict with the General Plan's goal to *"protect and maintain the character and quality of single-family neighborhoods."*

By targeting these three specific parcels, the city is not engaging in coherent planning. It is arbitrarily creating a **high-density, multi-project "cluster"** in the middle of a low-density R1 zone. This action is inconsistent with every adjacent parcel and the established land use plan, providing a special privilege to developers at the expense of the entire community.

2. A Critical Failure of CEQA: The City Has Not Studied the Cumulative Impacts

This is our most significant objection. The city claims these projects are covered by the broad Housing Element Program EIR. This is **procedurally and legally incorrect**.

CEQA (California Environmental Quality Act) *mandates* that a lead agency analyze the **cumulative impacts** of projects that are "closely related." Targeting three distinct sites

within the same small neighborhood block is the very definition of a cumulative impact that the Program EIR could not have possibly analyzed.

The **combined, synergistic impacts** of redeveloping all three sites simultaneously—in terms of traffic, parking, noise, shadow, and utility load—is a **new, significant environmental impact** that requires a new, focused environmental study. The city has failed to study:

- The **combined traffic** from all three developments funneling onto Miramonte and Cuesta.
- The **combined parking overflow** from 100+ new units flooding every street in our neighborhood.
- The **combined utility load** on the local sewer and water mains.

Proceeding without a new Initial Study and a focused EIR or Mitigated Negative Declaration (MND) that analyzes these *cumulative impacts* is a clear violation of CEQA.

3. The Proposal is Based on a Factually Incorrect Transit Assumption

The justification for these rezonings and their associated parking reductions is that they are **"near major transit stops."** This is factually incorrect.

- **Not a "Major Transit Stop":** The VTA bus line, with 30-60 minute headways, is a local-service route and **does not meet** the state's definition of "high-quality transit" or a "major transit stop."
- **Parking Reductions are Unjustified:** Because the transit assumption is false, the entire premise for reducing parking is invalid. These will be highly car-dependent developments.
- **Guaranteed Parking Crisis:** The parking overflow from *all three* sites will create a severe and unmanageable crisis, forcing hundreds of new cars onto narrow residential streets like Tulane Drive, Fordham Way, and Sladky. This is a direct threat to public safety and emergency vehicle access.

4. Severe and Un-Analyzed Traffic and Student Safety Hazards

This proposal will create a significant and un-analyzed traffic hazard. The combined trip generation from 30+ DU/acre developments at these three sites will funnel **hundreds of new vehicle trips** onto two local collector streets: Miramonte and Cuesta.

- **Degraded Level of Service (LOS):** This new, concentrated volume will significantly degrade the Level of Service at key local intersections (Miramonte/Cuesta, Cuesta/Grant, Miramonte/Foothill).
- **Extreme Student Safety Hazard:** This entire cluster of sites is located directly on a primary student bicycle and pedestrian route for **Graham Middle School** and **Springer Elementary School**. The city has a paramount responsibility

to protect these "Safe Routes to School." Adding multiple high-volume apartment driveways in this exact location is reckless and creates an unacceptable and foreseeable risk to hundreds of children.

5. Superior, More Appropriate Alternative Sites are Available

The city's legal duty is to demonstrate adequate *zoning capacity* to meet its RHNA goals, not to upzone fundamentally unsuitable parcels.

The 2023-2031 Housing Element identifies hundreds of potential sites. The city has ample opportunity to meet its housing goals by prioritizing development on:

- **Major Commercial Corridors:** El Camino Real, San Antonio Road, and Moffett Boulevard.
- **Underutilized Commercial/Industrial Land.**
- **True Transit-Oriented Sites:** Parcels immediately adjacent to Caltrain and VTA Light Rail.

This proposal does the opposite. It targets small, constrained, and stable residential sites while ignoring these far superior and more appropriate locations.

Conclusion and Formal Request

This proposal is an arbitrary, piecemeal, and dangerous approach to planning. It sacrifices the safety, character, and stability of an established neighborhood for a negligible gain in housing units, especially when superior alternative sites are readily available.

We formally request that the Environmental Planning Commission **recommend DENIAL** of the proposed General Plan and Zoning amendments for **1702 Miramonte and 1704 Miramonte** and direct staff to remove this entire cluster of parcels from Program 1.1.G.

Sincerely,

Jiao Luo & Peng Zhang -- [REDACTED], Mountain View, 94040

The Concerned Residents of the Miramonte & Tulane Neighborhood

From: Miranda [REDACTED]
Sent: Sunday, November 16, 2025 11:55 AM
To: City Council <city.council@mountainview.gov>; epc@mountainview.gov
Subject: Opposition to Rezoning of 1702/1704 Miramonte Ave. & 777 Cuesta Dr.

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

Dear Mayor, City Councilmembers, and Environmental Planning Commission,

I am writing to strongly oppose the proposed rezoning of 1702/1704 Miramonte Ave. and 777 Cuesta Dr. for high-density housing. While I support adding housing in appropriate locations, this site is already experiencing significant traffic and parking issues—problems I have personally reported to the City for many years.

In August 2017 and again in May 2023, I contacted the City regarding ongoing overflow parking from the businesses at this location. Despite the dental and medical offices having leased parking across the street, employees and visitors continue to park throughout our neighborhood. Both times, the City's response placed the responsibility on residents to initiate a Residential Parking Permit program. Meanwhile, the situation has not improved; it has only become worse.

This is not a minor inconvenience. The overflow parking and traffic have created real safety hazards. I was rear-ended by a medical office employee on Sladky Ave., who had parked on the street instead of in their designated lot. This collision was entirely their fault and highlights how unsafe and congested the area already is—before any high-density housing is added.

Rezoning this site would intensify an already unmanageable situation:

- Neighborhood streets cannot handle the additional traffic generated by dozens of new units.
- Overflow parking will worsen on Tulane, Fordham, Sladky, and surrounding streets.
- This is a Safe Route to School corridor used by thousands of students daily; added congestion increases the risk of serious accidents.
- The proposal also threatens small local businesses and was advanced without a complete CEQA review of cumulative impacts.

I urge the City to prioritize safety, traffic capacity, and appropriate planning. Dense housing belongs along major corridors such as El Camino, San Antonio, Grant, or Moffett—not within the center of a stable single-family neighborhood that is already struggling with unresolved issues.

I respectfully ask the City Council and EPC to reject this rezoning proposal and direct staff to focus housing efforts in areas equipped to support higher density.

Thank you for your time and for considering the long-standing concerns of neighborhood residents.

Sincerely,

Miranda Shum

From: [REDACTED]
To: [City Council](#); [Penollar, Krisha](#); epc@mountainview.gov
Subject: 1702/1704 Miramonte and 777 Cuesta Dr - Strong Opposition and Request for Denial – Housing Element Program 1.1.G
Date: Monday, November 17, 2025 2:22:43 PM

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

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

My name is Srinivas Voleti resident at [REDACTED] in the Blossom Valley neighborhood, writing in **strong opposition** to the proposed zoning and General Plan amendments for the cluster of parcels at **1702 Miramonte and 1704 Miramonte as well as 777 Cuesta Dr.**

We are a community of families who invested in this neighborhood for its protected R1 (Single-Family) zoning and stable, quiet character. This proposal would insert *multiple* high-density, multi-unit developments into the very heart of our low-density residential community.

This proposal is a direct threat to our neighborhood's safety and stability. We urge you to **recommend DENIAL** for this entire cluster of sites based on the following five critical failures:

1. This is Arbitrary "Spot Zoning" and "Density Clustering"

This proposal is a textbook example of "spot zoning" (1702/1704 Miramonte) and "spot intensification" (777 Cuesta) that is in direct conflict with the General Plan's goal to *"protect and maintain the character and quality of single-family neighborhoods."*

By targeting these three specific parcels, the city is not engaging in coherent planning. It is arbitrarily creating a **high-density, multi-project "cluster"** in the middle of a low-density R1 zone. This action is inconsistent with every adjacent parcel and the established land use plan, providing a special privilege to developers at the expense of the entire community.

2. A Critical Failure of CEQA: The City Has Not Studied the Cumulative Impacts

This is our most significant objection. The city claims these projects are covered by the broad Housing Element Program EIR. This is **procedurally and legally incorrect**.

CEQA (California Environmental Quality Act) *mandates* that a lead agency analyze the **cumulative impacts** of projects that are "closely related." Targeting three sites around one intersection in the same small neighborhood block is the very definition of a cumulative impact that the Program EIR could not have possibly analyzed.

The **combined, synergistic impacts** of redeveloping all three sites simultaneously—in terms of traffic, parking, noise, shadow, and utility load—is a **new, significant environmental impact** that requires a new, focused environmental study. The city has failed to study:

- The **combined traffic** from all three developments funneling onto Miramonte and Cuesta.
- The **combined parking overflow** from 100+ new units flooding every street in our neighborhood.
- The **combined utility load** on the local sewer and water system.

Proceeding without a new Initial Study and a focused EIR or Mitigated Negative Declaration (MND) that analyzes these *cumulative impacts* is a clear violation of CEQA.

In addition, the city has been planning to redo Miramonte Ave and is already running 2 years behind the original schedule. There are basic things on Miramonte that need to be fixed and should be prioritized - better bike lanes for school kids, fix the transition from the road to driveways (almost every house driveway on Miramonte ends up with the car scraping the pavement when entering or exiting the driveway).

3. The Proposal is Based on a Factually Incorrect Transit Assumption

The justification for these rezonings and their associated parking reductions is that they are **"near major transit stops."** This is factually incorrect.

- **Not a "Major Transit Stop":** The VTA bus line, with 30-60 minute headways, is a local-service route and **does not meet** the state's definition of "high-quality transit"

or a "major transit stop."

- **Parking Reductions are Unjustified:** Because the transit assumption is false, the entire premise for reducing parking is invalid. These will be highly car-dependent developments.
- **Guaranteed Parking Crisis:** The parking overflow from *all three* sites will create a severe and unmanageable crisis, forcing hundreds of new cars onto narrow residential streets like Tulane Drive, Fordham Way, and Sladky. This is a direct threat to public safety and emergency vehicle access.

4. Severe and Un-Analyzed Traffic and Student Safety Hazards

This proposal will create a significant and un-analyzed traffic hazard. The combined trip generation from 30+ DU/acre developments at these three sites will funnel **hundreds of new vehicle trips** onto two local collector streets: Miramonte and Cuesta.

- **Degraded Level of Service (LOS):** This new, concentrated volume will significantly degrade the Level of Service at key local intersections (Miramonte/Cuesta, Cuesta/Grant, Miramonte/Foothill).
- **Extreme Student Safety Hazard:** This entire cluster of sites is located directly on a primary student bicycle and pedestrian route for **Graham Middle School, Springer Elementary, Bullis Charter South Campus, Blach Junior High, St. Francis High and Mtn. View High School**. The city has a paramount responsibility to protect these "Safe Routes to School." Adding multiple high-volume apartment driveways in this exact location is reckless and creates an unacceptable and foreseeable risk to hundreds of children.

5. Superior, More Appropriate Alternative Sites are Available

The city's legal duty is to demonstrate adequate *zoning capacity* to meet its RHNA goals, not to upzone fundamentally unsuitable parcels.

The 2023-2031 Housing Element identifies hundreds of potential sites. The city has ample opportunity to meet its housing goals by prioritizing development on:

- **Major Commercial Corridors:** El Camino Real, San Antonio Road, and Moffett Boulevard.

- **Underutilized Commercial/Industrial Land.**
- **True Transit-Oriented Sites:** Parcels immediately adjacent to Caltrain and VTA Light Rail.

This proposal does the opposite. It targets small, constrained, and stable residential neighborhoods while ignoring these far superior and more appropriate locations.

Conclusion and Formal Request

This proposal is an arbitrary, piecemeal, and dangerous approach to planning. It sacrifices the safety, character, and stability of an established neighborhood for a negligible gain in housing units, especially when superior alternative sites are readily available.

We formally request that the City Council **recommend DENIAL** of the proposed General Plan and Zoning amendments for **1702 & 1704 Miramonte and 777 Cuesta** and direct staff to remove this entire cluster of parcels from Program 1.1.G.

Sincerely,

Srinivas Sanjay Voleti; [REDACTED], Mountain View, CA 94040

The Concerned Residents of the Blossom Valley neighborhood

From: [REDACTED]

Sent: Monday, November 17, 2025 9:07 AM

To: City Council <city.council@mountainview.gov>; epc@mountainview.gov

Subject: Concerns with the rezoning of 1702-1704 Miramonte Ave and 777 Cuesta

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

Hi,

I recently learned about the proposed changes to 1702-1704 Miramonte Ave and 777 Cuesta. It deeply concerns me that the proposed changes would be highly disruptive to the neighborhood.

I urge you to not approve this measure. Our neighborhood has been discussing this issue and I know I am not the only one with deep concerns. I worry that if it is approved, my family will need to find a more suitable neighborhood.

I am attaching a formal letter with my concerns and questions and look forward to hearing from you.

Thank you,
Jamshed Vesuna
[REDACTED]

From: Alan Wu [REDACTED]
Sent: Monday, November 17, 2025 9:32 AM
To: City Council <city.council@mountainview.gov>; epc@mountainview.gov
Subject: Opposition to rezoning - 1702 and 1704 Miramonte / 777 Cuesta

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

Dear Esteemed City Council Members,

I am writing as a concerned resident of Blossom Valley neighborhood, a quiet suburban community characterized by single-family homes that fosters a strong sense of family and neighborhood cohesion. My family has called this area home for 15 years, and we deeply value the peaceful, low-density environment that allows us to raise our children in a safe and serene setting.

I recently learned about the proposed high-density housing project at 1702&1704 Miramonte Ave and 777 Cuesta Dr, and I am reaching out to express my significant reservations about its potential impact on our neighborhood. While I support the city's efforts to address housing needs and promote growth, I believe this particular development could undermine the quality of life for existing residents without adequate mitigation measures.

Specifically, my concerns include:

- **Increased Traffic and Safety Risks:** The addition of 70+ units would likely lead to a substantial increase in vehicle traffic on our already congested local roads, such as Fordham, Sladky and Tulane. This could exacerbate commute times, parking shortages, and safety hazards for pedestrians, cyclists, and schoolchildren walking to Springer elementary school.
- **Strain on Infrastructure and Public Services:** Our neighborhood's schools, parks, and emergency services are currently operating near capacity. A high-density influx could overwhelm these resources, leading to overcrowded classrooms, longer response times for first responders, and diminished access to recreational spaces for all residents.
- **Preservation of Community Character:** The shift from single-family homes to multi-unit structures risks altering the unique charm and residential feel of our area, potentially impacting property values and the long-term stability of our community. We cherish the green spaces and low-rise aesthetic that define suburban living here.

I urge the Council to carefully consider these issues and explore alternative sites or designs that better align with sustainable growth principles—such as mixed-use developments in more commercial zones or incorporating green building standards to minimize environmental impact.

Thank you for your time and dedication to serving our city. I look forward to your response and hope we can work together to ensure balanced development that benefits everyone.

Sincerely,
Alan Wu

[REDACTED]

From: Brad Myers [REDACTED]
Sent: Monday, November 17, 2025 9:39 AM
To: epc@mountainview.gov
Subject: Opposition to Rezoning 1702 & 1704 Miramonte/777 Cuesta

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

This is a terrible plan, totally out of character from the surrounding residential properties. If the current owner wishes to redevelop the property, the zoning needs to be more in line with the neighborhood. Perhaps like something like what was done with the Satake Nursery property or the school property on Miramonte.

I've lived in the area for almost 47 years and have seen quality of life go downhill over the past 25 years. Too much urbanization. If I wanted to live in that kind of environment, I would go to San Francisco but that place is a shithole and I don't want to see Mountain View get like that. We need to keep this part of Mountain View more suburban with single family homes.

City government needs to focus on maintaining quality of life for the current residents and not rubberstamp every new redevelopment plan that comes along. City government needs to focus on getting the homeless out and maintaining the streets, supporting law enforcement and keeping taxpaying, voting citizens safe.

Brad Myers

From: Ken VanBree [REDACTED]
Sent: Monday, November 17, 2025 9:01 AM
To: City Council <city.council@mountainview.gov>
Cc: epc@mountainview.gov; miramonte-cuesta-rezoning@googlegroups.com
Subject: Opposition to Rezoning of 1702 & 1704 Miramonte Ave. and 777 Cuesta Dr.

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

I am concerned about the rezoning proposal in my neighborhood for a number of reasons:

- 1) The long term plan that Mtn. View developed in conjunction with neighboring cities called for concentrating new housing near transportation hubs like El Camino and the commuter rail. This project is far from any public transportation other than a few periodic busses.
- 2) The intersection of Miramonte and Questa is already very congested, and the proposed lane diet on Miramonte will make traffic even worse. I believe that will be hazardous for pedestrian traffic at the intersection where this project is proposed to be built.

In addition this "Spot Zoning" breaks the city rules that creates a high-density island, out of character with the Neighborhood, will cause parking problems, and put student safety at risk.

As a long-time resident in the Varsity Park neighborhood, an active member of both the Varsity Park Neighborhood and Varsity Park CERT I walk the neighborhood regularly, and believe this spot zoning would be detrimental to the community and small businesses that we rely on.

There are better sites for this type of housing along El Camino, Grant, San Antonio that would cause less disruption inside stable neighborhoods in Mountain View.

Please deny this rezoning until full safety, traffic, and environmental studies are completed.

Sincerely,

Ken VanBree
[REDACTED]
Mountain View, CA.

Ken VanBree | P: [REDACTED] | E-mail: [REDACTED] | Web: www.eBuilts.com

From: [REDACTED]
To: [City Council](#); [Penollar, Krisha](#); epc@mountainview.gov
Subject: 1702/1704 Miramonte and 777 Cuesta Dr - Strong Opposition and Request for Denial – Housing Element Program 1.1.G
Date: Tuesday, November 18, 2025 11:28:17 AM

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

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

My name is Natalie Skelton, a resident of Cuesta Drive in the Blossom Valley neighborhood, writing in **strong opposition** to the proposed zoning and General Plan amendments for the cluster of parcels at **1702 Miramonte and 1704 Miramonte as well as 777 Cuesta Dr.**

We are a community of families who invested in this neighborhood for its protected R1 (Single-Family) zoning and stable, quiet character. This proposal would insert *multiple* high-density, multi-unit developments into the very heart of our low-density residential community.

This proposal is a direct threat to our neighborhood's safety and stability. We urge you to **recommend DENIAL** for this entire cluster of sites based on the following five critical failures:

1. This is Arbitrary "Spot Zoning" and "Density Clustering"

This proposal is a textbook example of "spot zoning" (1702/1704 Miramonte) and "spot intensification" (777 Cuesta) that is in direct conflict with the General Plan's goal to *"protect and maintain the character and quality of single-family neighborhoods."*

By targeting these three specific parcels, the city is not engaging in coherent planning. It is arbitrarily creating a **high-density, multi-project "cluster"** in the middle of a low-density R1 zone. This action is inconsistent with every adjacent parcel and the established land use plan, providing a special privilege to developers at the expense of the entire community.

2. A Critical Failure of CEQA: The City Has Not Studied the Cumulative Impacts

This is our most significant objection. The city claims these projects are covered by the broad Housing Element Program EIR. This is **procedurally and legally incorrect**.

CEQA (California Environmental Quality Act) *mandates* that a lead agency analyze the **cumulative impacts** of projects that are "closely related." Targeting three sites around one intersection in the same small neighborhood block is the very definition of a cumulative impact that the Program EIR could not have possibly analyzed.

The **combined, synergistic impacts** of redeveloping all three sites simultaneously—in terms of traffic, parking, noise, shadow, and utility load—is a **new, significant environmental impact** that requires a new, focused environmental study. The city has failed to study:

- The **combined traffic** from all three developments funneling onto Miramonte and Cuesta.
- The **combined parking overflow** from 100+ new units flooding every street in our neighborhood.
- The **combined utility load** on the local sewer and water system.

Proceeding without a new Initial Study and a focused EIR or Mitigated Negative Declaration (MND) that analyzes these *cumulative impacts* is a clear violation of CEQA.

3. The Proposal is Based on a Factually Incorrect Transit Assumption

The justification for these rezonings and their associated parking reductions is that they are "**near major transit stops**." This is factually incorrect.

- **Not a "Major Transit Stop":** The VTA bus line, with 30-60 minute headways, is a local-service route and **does not meet** the state's definition of "high-quality transit" or a "major transit stop."
- **Parking Reductions are Unjustified:** Because the transit assumption is

false, the entire premise for reducing parking is invalid. These will be highly car-dependent developments.

- **Guaranteed Parking Crisis:** The parking overflow from *all three* sites will create a severe and unmanageable crisis, forcing hundreds of new cars onto narrow residential streets like Tulane Drive, Fordham Way, and Sladky. This is a direct threat to public safety and emergency vehicle access.

4. Severe and Un-Analyzed Traffic and Student Safety Hazards

This proposal will create a significant and un-analyzed traffic hazard. The combined trip generation from 30+ DU/acre developments at these three sites will funnel **hundreds of new vehicle trips** onto two local collector streets: Miramonte and Cuesta.

- **Degraded Level of Service (LOS):** This new, concentrated volume will significantly degrade the Level of Service at key local intersections (Miramonte/Cuesta, Cuesta/Grant, Miramonte/Foothill).
- **Extreme Student Safety Hazard:** This entire cluster of sites is located directly on a primary student bicycle and pedestrian route for **Graham Middle School, Springer Elementary, Bullis Charter South Campus, Blach Junior High, St. Francis High and Mtn. View High School**. The city has a paramount responsibility to protect these "Safe Routes to School." Adding multiple high-volume apartment driveways in this exact location is reckless and creates an unacceptable and foreseeable risk to hundreds of children.

5. Superior, More Appropriate Alternative Sites are Available

The city's legal duty is to demonstrate adequate *zoning capacity* to meet its RHNA goals, not to upzone fundamentally unsuitable parcels.

The 2023-2031 Housing Element identifies hundreds of potential sites. The city has ample opportunity to meet its housing goals by prioritizing development on:

- **Major Commercial Corridors:** El Camino Real, San Antonio Road, and Moffett Boulevard.
- **Underutilized Commercial/Industrial Land.**
- **True Transit-Oriented Sites:** Parcels immediately adjacent to Caltrain and VTA Light Rail.

This proposal does the opposite. It targets small, constrained, and stable residential neighborhoods while ignoring these far superior and more appropriate locations.

Conclusion and Formal Request

This proposal is an arbitrary, piecemeal, and dangerous approach to planning. It sacrifices the safety, character, and stability of an established neighborhood for a negligible gain in housing units, especially when superior alternative sites are readily available.

We formally request that the City Council **recommend DENIAL** of the proposed General Plan and Zoning amendments for **1702 & 1704 Miramonte and 777 Cuesta** and direct staff to remove this entire cluster of parcels from Program 1.1.G.

Sincerely,

Natalie Skelton

The Concerned Residents of the Blossom Valley neighborhood

From: [REDACTED]
To: [City Council](#); [Penollar, Krisha](#); epc@mountainview.gov
Subject: 1702/1704 Miramonte and 777 Cuesta Dr - Strong Opposition and Request for Denial – Housing Element Program 1.1.G
Date: Wednesday, November 19, 2025 5:05:59 PM

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

Dear City Council, Chair and Members of the Environmental Planning Commission,
My name is Osman Guracar resident at [REDACTED] in the Blossom Valley neighborhood, writing in strong opposition to the proposed zoning and General Plan amendments for the cluster of parcels at 1702 Miramonte and 1704 Miramonte as well as 777 Cuesta Dr.

We are a community of families who invested in this neighborhood for its protected R1 (Single-Family) zoning and stable, quiet character. This proposal would insert multiple high-density, multi-unit developments into the very heart of our low-density residential community. This proposal is a direct threat to our neighborhood's safety and stability. We urge you to recommend DENIAL for this entire cluster of sites based on the following five critical failures:

1. This is Arbitrary "Spot Zoning" and "Density Clustering"

This proposal is a textbook example of "spot zoning" (1702/1704 Miramonte) and "spot intensification" (777 Cuesta) that is in direct conflict with the General Plan's goal to "protect and maintain the character and quality of single-family neighborhoods."

By targeting these three specific parcels, the city is not engaging in coherent planning. It is arbitrarily creating a high-density, multi-project "cluster" in the middle of a low-density R1 zone. This action is inconsistent with every adjacent parcel and the established land use plan, providing a special privilege to developers at the expense of the entire community.

2. A Critical Failure of CEQA: The City Has Not Studied the Cumulative Impacts

This is our most significant objection. The city claims these projects are covered by the broad Housing Element Program EIR. This is procedurally and legally incorrect.

CEQA (California Environmental Quality Act) mandates that a lead agency analyze the cumulative impacts of projects that are "closely related." Targeting three sites around one intersection in the same small neighborhood block is the very definition of a cumulative impact that the Program EIR could not have possibly analyzed.

The combined, synergistic impacts of redeveloping all three sites simultaneously—in terms of traffic, parking, noise, shadow, and utility load—is a new, significant environmental impact that requires a new, focused environmental study. The city has failed to study:

The combined traffic from all three developments funneling onto Miramonte and Cuesta.

The combined parking overflow from 100+ new units flooding every street in our neighborhood.

The combined utility load on the local sewer and water system.

Proceeding without a new Initial Study and a focused EIR or Mitigated Negative Declaration (MND) that analyzes these cumulative impacts is a clear violation of CEQA.

3. The Proposal is Based on a Factually Incorrect Transit Assumption

The justification for these rezonings and their associated parking reductions is that they are "near major transit stops." This is factually incorrect.

Not a "Major Transit Stop": The VTA bus line, with 30-60 minute headways, is a local-service route and does not meet the state's definition of "high-quality transit" or a "major transit stop."

Parking Reductions are Unjustified: Because the transit assumption is false, the entire premise for reducing parking is invalid. These will be highly car-dependent developments.

Guaranteed Parking Crisis: The parking overflow from all three sites will create a severe and unmanageable crisis, forcing hundreds of new cars onto narrow residential streets like Tulane Drive, Fordham Way, and Sladky. This is a direct threat to public safety and emergency vehicle access.

4. Severe and Un-Analyzed Traffic and Student Safety Hazards

This proposal will create a significant and un-analyzed traffic hazard. The combined trip generation from 30+ DU/acre developments at these three sites will funnel hundreds of new vehicle trips onto two local collector streets: Miramonte and Cuesta.

Degraded Level of Service (LOS): This new, concentrated volume will significantly degrade the Level of Service at key local intersections (Miramonte/Cuesta, Cuesta/Grant, Miramonte/Foothill).

Extreme Student Safety Hazard: This entire cluster of sites is located directly on a primary student bicycle and pedestrian route for Graham Middle School, Springer Elementary, Bullis Charter South Campus, Blach Junior High, St. Francis High and Mtn. View High School. The city has a paramount responsibility to protect these "Safe Routes to School." Adding multiple high-volume apartment driveways in this exact location is reckless and creates an unacceptable and foreseeable risk to hundreds of children.

5. Superior, More Appropriate Alternative Sites are Available

The city's legal duty is to demonstrate adequate zoning capacity to meet its RHNA goals, not to upzone fundamentally unsuitable parcels.

The 2023-2031 Housing Element identifies hundreds of potential sites. The city has ample opportunity to meet its housing goals by prioritizing development on:

Major Commercial Corridors: El Camino Real, San Antonio Road, and Moffett Boulevard.

Underutilized Commercial/Industrial Land.

True Transit-Oriented Sites: Parcels immediately adjacent to Caltrain and VTA Light Rail.

This proposal does the opposite. It targets small, constrained, and stable residential neighborhoods while ignoring these far superior and more appropriate locations.

Conclusion and Formal Request

This proposal is an arbitrary, piecemeal, and dangerous approach to planning. It sacrifices the safety, character, and stability of an established neighborhood for a negligible gain in housing units, especially when superior alternative sites are readily available.

We formally request that the City Council recommend DENIAL of the proposed General Plan and Zoning amendments for 1702 & 1704 Miramonte and 777 Cuesta and direct staff to remove this entire cluster of parcels from Program 1.1.G.

Sincerely, Osman Guracar [REDACTED] Mountain View CA 94040

The Concerned Residents of the Blossom Valley neighborhood

From: Donna Margolis [REDACTED]
Sent: Wednesday, November 19, 2025 9:07 AM
To: epc@mountainview.gov
Subject: rezoning 1702&1704 Miramonte & 777Cuesta

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

This is an inappropriate location for any large housing. It is very difficult at times to exit Sladky Ave. in order to make a left or right turn onto Miramonte or access the left turn lane to access Cuesta. The plan to reduce the lanes on Miramonte will increase this problem greatly. Even in light traffic cycles drivers block our exit onto Miramonte by disregarding the instruction painted on the pavement ON NOT BLOCK. Adding large housing on both corners will create a more massive problem. I've lived on Sladky Ave near Duke Dr. since 1962 and seen many changes in this area and city but this is the first time I have ever felt the need to protest a pending action. In addition, the traffic on Sladky would increase dramatically. Please consider how this action will impact our neighborhood. Thank you. Donna Margolis

From: Osman Guracar [REDACTED]
Sent: Wednesday, November 19, 2025 5:05 PM
To: City Council <city.council@mountainview.gov>; Penollar, Krisha <krisha.penollar@mountainview.gov>; epc@mountainview.gov
Subject: 1702/1704 Miramonte and 777 Cuesta Dr - Strong Opposition and Request for Denial – Housing Element Program 1.1.G

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

Dear City Council, Chair and Members of the Environmental Planning Commission,
My name is Osman Guracar resident at [REDACTED] in the Blossom Valley neighborhood, writing in strong opposition to the proposed zoning and General Plan amendments for the cluster of parcels at 1702 Miramonte and 1704 Miramonte as well as 777 Cuesta Dr.

We are a community of families who invested in this neighborhood for its protected R1 (Single-Family) zoning and stable, quiet character. This proposal would insert multiple high-density, multi-unit developments into the very heart of our low-density residential community.

This proposal is a direct threat to our neighborhood's safety and stability. We urge you to recommend DENIAL for this entire cluster of sites based on the following five critical failures:

1. This is Arbitrary "Spot Zoning" and "Density Clustering"

This proposal is a textbook example of "spot zoning" (1702/1704 Miramonte) and "spot intensification" (777 Cuesta) that is in direct conflict with the General Plan's goal to "protect and maintain the character and quality of single-family neighborhoods."

By targeting these three specific parcels, the city is not engaging in coherent

planning. It is arbitrarily creating a high-density, multi-project "cluster" in the middle of a low-density R1 zone. This action is inconsistent with every adjacent parcel and the established land use plan, providing a special privilege to developers at the expense of the entire community.

2. A Critical Failure of CEQA: The City Has Not Studied the Cumulative Impacts

This is our most significant objection. The city claims these projects are covered by the broad Housing Element Program EIR. This is procedurally and legally incorrect. CEQA (California Environmental Quality Act) mandates that a lead agency analyze the cumulative impacts of projects that are "closely related." Targeting three sites around one intersection in the same small neighborhood block is the very definition of a cumulative impact that the Program EIR could not have possibly analyzed.

The combined, synergistic impacts of redeveloping all three sites simultaneously—in terms of traffic, parking, noise, shadow, and utility load—is a new, significant environmental impact that requires a new, focused environmental study. The city has failed to study:

The combined traffic from all three developments funneling onto Miramonte and Cuesta.

The combined parking overflow from 100+ new units flooding every street in our neighborhood.

The combined utility load on the local sewer and water system.

Proceeding without a new Initial Study and a focused EIR or Mitigated Negative Declaration (MND) that analyzes these cumulative impacts is a clear violation of CEQA.

3. The Proposal is Based on a Factually Incorrect Transit Assumption

The justification for these rezonings and their associated parking reductions is that they are "near major transit stops." This is factually incorrect.

Not a "Major Transit Stop": The VTA bus line, with 30-60 minute headways, is a local-service route and does not meet the state's definition of "high-quality transit" or a "major transit stop."

Parking Reductions are Unjustified: Because the transit assumption is false, the entire premise for reducing parking is invalid. These will be highly car-dependent developments.

Guaranteed Parking Crisis: The parking overflow from all three sites will create a severe and unmanageable crisis, forcing hundreds of new cars onto narrow residential streets like Tulane Drive, Fordham Way, and Sladky. This is a direct threat to public safety and emergency vehicle access.

4. Severe and Un-Analyzed Traffic and Student Safety Hazards

This proposal will create a significant and un-analyzed traffic hazard. The

combined trip generation from 30+ DU/acre developments at these three sites will funnel hundreds of new vehicle trips onto two local collector streets: Miramonte and Cuesta.

Degraded Level of Service (LOS): This new, concentrated volume will significantly degrade the Level of Service at key local intersections (Miramonte/Cuesta, Cuesta/Grant, Miramonte/Foothill).

Extreme Student Safety Hazard: This entire cluster of sites is located directly on a primary student bicycle and pedestrian route for Graham Middle School, Springer Elementary, Bullis Charter South Campus, Blach Junior High, St. Francis High and Mtn. View High School. The city has a paramount responsibility to protect these "Safe Routes to School." Adding multiple high-volume apartment driveways in this exact location is reckless and creates an unacceptable and foreseeable risk to hundreds of children.

5. Superior, More Appropriate Alternative Sites are Available

The city's legal duty is to demonstrate adequate zoning capacity to meet its RHNA goals, not to upzone fundamentally unsuitable parcels.

The 2023-2031 Housing Element identifies hundreds of potential sites. The city has ample opportunity to meet its housing goals by prioritizing development on:

Major Commercial Corridors: El Camino Real, San Antonio Road, and Moffett Boulevard.

Underutilized Commercial/Industrial Land.

True Transit-Oriented Sites: Parcels immediately adjacent to Caltrain and VTA Light Rail.

This proposal does the opposite. It targets small, constrained, and stable residential neighborhoods while ignoring these far superior and more appropriate locations.

Conclusion and Formal Request

This proposal is an arbitrary, piecemeal, and dangerous approach to planning. It sacrifices the safety, character, and stability of an established neighborhood for a negligible gain in housing units, especially when superior alternative sites are readily available.

We formally request that the City Council recommend DENIAL of the proposed General Plan and Zoning amendments for 1702 & 1704 Miramonte and 777 Cuesta and direct staff to remove this entire cluster of parcels from Program 1.1.G.

Sincerely, Osman Guracar

The Concerned Residents of the Blossom Valley neighborhood

-----Original Message-----

From: Zhen Zhang [REDACTED]

Sent: Thursday, November 20, 2025 7:48 PM

To: City Council <city.council@mountainview.gov>; Penollar, Krisha <krisha.penollar@mountainview.gov>; epc@mountainview.gov

Subject: 1702/1704 Miramonte and 777 Cuesta Dr - Strong Opposition and Request for Denial – Housing Element Program 1.1.G

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

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

My name is Zhen Zhang resident at [REDACTED] the Blossom Valley neighborhood, writing in strong opposition to the proposed zoning and General Plan amendments for the cluster of parcels at 1702 Miramonte and 1704 Miramonte as well as 777 Cuesta Dr.

We are a community of families who invested in this neighborhood for its protected R1 (Single-Family) zoning and stable, quiet character. This proposal would insert multiple high-density, multi-unit developments into the very heart of our low-density residential community.

This proposal is a direct threat to our neighborhood's safety and stability. We urge you to recommend DENIAL for this entire cluster of sites based on the following five critical failures:

1. This is Arbitrary "Spot Zoning" and "Density Clustering"

This proposal is a textbook example of "spot zoning" (1702/1704 Miramonte) and "spot intensification" (777 Cuesta) that is in direct conflict with the General Plan's goal to "protect and maintain the character and quality of single-family neighborhoods."

By targeting these three specific parcels, the city is not engaging in coherent planning. It is arbitrarily creating a high-density, multi-project "cluster" in the middle of a low-density R1 zone. This action is inconsistent with every adjacent parcel and the established land use plan, providing a special privilege to developers at the expense of the entire community.

2. A Critical Failure of CEQA: The City Has Not Studied the Cumulative Impacts

This is our most significant objection. The city claims these projects are covered by the broad Housing Element Program EIR. This is procedurally and legally incorrect.

CEQA (California Environmental Quality Act) mandates that a lead agency analyze the cumulative impacts of projects that are "closely related." Targeting three sites around one intersection in the same small neighborhood block is the very definition of a cumulative impact that the Program EIR could not have possibly analyzed.

The combined, synergistic impacts of redeveloping all three sites simultaneously—in terms of traffic, parking, noise, shadow, and utility load—is a new, significant environmental impact that requires a new, focused environmental study. The city has failed to study:

The combined traffic from all three developments funneling onto Miramonte and Cuesta.

The combined parking overflow from 100+ new units flooding every street in our neighborhood.

The combined utility load on the local sewer and water system.

Proceeding without a new Initial Study and a focused EIR or Mitigated Negative Declaration (MND) that analyzes these cumulative impacts is a clear violation of CEQA.

3. The Proposal is Based on a Factually Incorrect Transit Assumption

The justification for these rezonings and their associated parking reductions is that they are "near major transit stops." This is factually incorrect.

Not a "Major Transit Stop": The VTA bus line, with 30-60 minute headways, is a local-service route and does not meet the state's definition of "high-quality transit" or a "major transit stop."

Parking Reductions are Unjustified: Because the transit assumption is false, the entire premise for reducing parking is invalid. These will be highly car-dependent developments.

Guaranteed Parking Crisis: The parking overflow from all three sites will create a severe and unmanageable crisis, forcing hundreds of new cars onto narrow residential streets like Tulane Drive, Fordham Way, and Sladky. This is a direct threat to public safety and emergency vehicle access.

4. Severe and Un-Analyzed Traffic and Student Safety Hazards

This proposal will create a significant and un-analyzed traffic hazard. The combined trip generation from 30+ DU/acre developments at these three sites will funnel hundreds of new vehicle trips onto two local collector streets: Miramonte and Cuesta.

Degraded Level of Service (LOS): This new, concentrated volume will significantly degrade the Level of Service at key local intersections (Miramonte/Cuesta, Cuesta/Grant, Miramonte/Foothill).

Extreme Student Safety Hazard: This entire cluster of sites is located directly on a primary student bicycle and pedestrian route for Graham Middle School, Springer Elementary, Bullis Charter South Campus, Blach Junior High, St. Francis High and Mtn. View High School. The city has a paramount responsibility to protect these "Safe Routes to School." Adding multiple high-volume apartment driveways in this exact location is reckless and creates an unacceptable and foreseeable risk to hundreds of children.

5. Superior, More Appropriate Alternative Sites are Available

The city's legal duty is to demonstrate adequate zoning capacity to meet its RHNA goals, not to upzone fundamentally unsuitable parcels.

The 2023-2031 Housing Element identifies hundreds of potential sites. The city has ample opportunity to meet its housing goals by prioritizing development on:

Major Commercial Corridors: El Camino Real, San Antonio Road, and Moffett Boulevard.

Underutilized Commercial/Industrial Land.

True Transit-Oriented Sites: Parcels immediately adjacent to Caltrain and VTA Light Rail.

This proposal does the opposite. It targets small, constrained, and stable residential neighborhoods while ignoring these far superior and more appropriate locations.

Conclusion and Formal Request

This proposal is an arbitrary, piecemeal, and dangerous approach to planning. It sacrifices the safety, character, and stability of an established neighborhood for a negligible gain in housing units, especially when superior alternative sites are readily available.

We formally request that the City Council recommend DENIAL of the proposed General Plan and Zoning amendments for 1702 & 1704 Miramonte and 777 Cuesta and direct staff to remove this entire cluster of parcels from Program 1.1.G.

Sincerely, Zhen Zhang - [REDACTED] The Concerned Residents of the Blossom Valley neighborhood

From: Corinne Callan [REDACTED] >
Sent: Thursday, November 20, 2025 9:34 PM
To: City Council <city.council@mountainview.gov>; epc@mountainview.gov
Subject: Opposition to Rezoning

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

To whom it may concern,

I do not support the City of Mountain View's plans to rezone 1702 & 1704 Miramonte Ave and Cuesta Drive. Building a high-density apartment building in that area would exacerbate traffic and parking problems, as well as impact the safe route for 2,500 students traveling to and from several schools. Furthermore, there have been no CEQA reviews of the combined impacts of traffic, parking, noise, shadows, water, and sewer infrastructure to determine if our infrastructure can support multifamily dense housing.

The area that is intended for rebuilding is out of character in this neighborhood of single-family homes. I urge you to reconsider the location of high-density housing in the Miramonte and Cuesta neighborhood.

Sincerely,
Corinne Callan

[REDACTED]
Mountain View, CA 94040

From: Marilyn Adkins [REDACTED] >
Sent: Friday, November 21, 2025 3:22 PM
To: City Council <city.council@mountainview.gov>
Cc: epc@mountainview.gov
Subject: Re: Opposition to Rezoning-- 1702 & 777 Cuesta

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

Please DENY this rezoning until full safety, traffic and environmental studies are acompleted with neighborhood input. Also take into consideration availability at local schools.

Thank you,

Marilyn Adkins resident since 1972

From: Yuhong Huang <[REDACTED]>
Sent: Saturday, November 22, 2025 10:11 PM
To: City Council <city.council@mountainview.gov>; epc@mountainview.gov
Cc: Yuhong Huang <[REDACTED]>; Eric Frick <[REDACTED]>
Subject: Opposition to Rezoning -1702 &1704 Miramonte /777 Cuesta

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

Dear Mountain View Council Members, Dear Mountain View City Officials,

We, the residents on [REDACTED] strongly oppose rezoning 1702 &1704 Miramonte Ave and 777 Cuesta Dr to allow high density housing.

This area is surrounded by single family homes. Rezoning the area for high-density housing—potentially accommodating 70+ new units—will create an island inconsistent with the neighborhood's existing character. High-density housing typically creates demand for 1 - 1.5 parking spaces per unit. The expectation that Miramonte and Cuesta is a 'transit' hub, served by only Route 51 for half the day, will not eliminate the need for residents to own and use personal vehicles. Better-suited sites for high-density development exist, such as locations along El Camino Real.

For these reasons, we strongly urge the city government to withdraw this rezoning plan.

Best Regards,
Yuhong Huang and Eric Frick

From: [Donna Songer](#)
To: [City Council](#)
Subject: !?!? Miramonte and Cuesta
Date: Sunday, November 23, 2025 3:31:25 PM

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

I say no to Harmful zoning.

WHY DOES THIS MAKE SENSE, CITY COUNCIL?

There are only single family homes in this location. A unit that high will hover over the single family homes.

It seems as though your intent is to cover all of the earth in Mt. View with cement. I'm okay with progress, however I am not okay with what you are intending to do, neither are my neighbors.

A pickleball court? Seriously? The annex is a coveted place for lots of wildlife, as well as a quiet walk for humans.

And then there is the land that Chase Bank sits on... that project seems grossly absurd.

I live on Barbara Ave. The traffic on this street is absurd. We used to have motorcycle police monitor speeding on Miramonte, I haven't seen a police on Miramonte for years. Cars RACE down Miramonte. If it's \$ you are looking for, start handing out tickets.

The location for your project should not be inside stable neighborhoods.

--

Donna Songer


From: Julie Stanley [REDACTED] >
Sent: Sunday, November 23, 2025 1:16 PM
To: epc@mountainview.gov
Subject: Reasoning of Sladky/Mitamonte corner Lot

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

I live on Isabelle Avenue, MV, frequently walk in our neighborhood, and drive past this area daily. I DO NOT want a multi story building approved. The city continues to approve multi-story units all over MV, creating traffic congestion and other issues.

Please do NOT approve this plan.

Why continue to overcrowd our town? I've lived here since 1969, and have seen soooo much growth and new builds. Let's be responsible and brave and less greedy.

Thank you

Julie Stanley

[Sent from Yahoo Mail for iPhone](#)

From: Kathy Zonana [REDACTED] >
Sent: Sunday, November 23, 2025 10:35 PM
To: City Council <citycouncil@mountainview.gov>; epc@mountainview.gov
Cc: Brian Faeh [REDACTED] >
Subject: SUPPORT for proposed zoning change—1702/1704 Miramonte Ave and 777 Cuesta Dr

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

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

We are homeowners on Walnut Drive, and we are writing in SUPPORT of the proposed zoning change to allow multifamily units at 1702/1704 Miramonte Ave and 777 Cuesta Dr.

We would like to commend you for making new housing a priority and for selecting sites that are on arterial roads and close to bus stops. We also note that our neighborhood was built in the 1950s without wheelchair accessibility, and are glad to know that by law, new multifamily housing will include ADA units, which will enhance the livability of our neighborhood for all.

Opposition to this proposal appears to be twofold:

There is concern that these sites for multifamily housing are "in the middle" of R1 homes. They are not. They are at a busy intersection of two arterial roads. The other corners of this intersection are occupied by a gas station and a church.

There is also concern that the commercial tenants of the existing buildings will not be able to find new locations. Blossom Valley Shopping Center (across the street) contains several vacant storefronts, including one very large one. New housing will bring new demand that could revitalize that shopping center.

In short, we would like to thank you for representing the concerns of the entire city, including those members of our community who badly need additional housing options.

Best regards,

Kathy Zonana and Brian Faeh

From: [Nicole](#)
To: [City Council](#)
Cc: [Nicole](#)
Subject: Possible rezoning of Miramonte/Cuesta corner
Date: Sunday, November 23, 2025 8:35:59 PM

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

Hi Council Members,

I am a Varsity Park resident and recently learned of an upcoming vote on whether to rezone the Miramonte/Cuesta corner into mixed use development.

I'm all for development and adding housing, but 3-4 stories belongs on the El Camino corridor, not a neighborhood with mostly single family homes like this location. While I am not sure of possible building plans, I hear that with 15% affordable units, the project could grow to 5-6 stories. This monstrosity **definitely** does not fit the neighborhood feel we currently have....the newer buildings on El Camino/Castro aren't even this large.

I hope that you consider capping the size of a future building at this site to something more appropriate for the location. 3-4 stories is too much. 5-6 stories is ridiculous. This size of building belongs either on El Camino or closer to CalTrain. Miramonte Avenue was destroyed by the McKelvey construction **years** ago and still has yet to be repaired. Fix our street before you make things worse!

Thanks for considering more appropriately-sized options.

Nicole Chang

Varsity Park resident since 2002

From: [REDACTED]
Sent: Monday, November 24, 2025 11:24 AM
To: City Council <city.council@mountainview.gov>; epc@mountainview.gov
Cc: 'Ehud Paret' [REDACTED]; miramonte-cuesta-rezoning@googlegroups.com
Subject: Opposition to Rezoning - 1702 & 1704 Miramonte / 777 Cuesta

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

Dear Sir/Madam,

My name is Ehud Paret, a Mountain View resident since December 2003 at [REDACTED]

I am reaching out to express my clear opposition to the proposed plan to rezone 1702 & 1704 Miramonte / 777 Cuesta Dr. to allow high-density apartment in our beautiful single-family neighborhood. Such rezoning will be a devastating, permanent change to our safety, traffic and quite character. I support housing where it makes sense, but this location is wrong.

Kind regards

Ehud Paret
[REDACTED]

From: Luwan Zhang [REDACTED]
Sent: Monday, November 24, 2025 9:36 AM
To: City Council <city.council@mountainview.gov>; epc@mountainview.gov
Subject: Opposition to Rezoning – 1702 & 1704 Miramonte Ave / 777 Cuesta Dr (Request to DENY)

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

Dear Mountain View City Council Members and Environmental Planning Commissioners,

I am writing as a concerned Mountain View Resident and a resident of the **Varsity Park** neighborhood, to strongly **OPPOSE** the proposed rezoning of the properties at **1702 & 1704 Miramonte Ave** and **777 Cuesta Dr** for high-density apartments.

I urge the Environmental Planning Commission (EPC) and the City Council to **DENY** this rezoning proposal until a full and proper review of its impacts is completed with meaningful neighborhood input.

Reasons for Opposition

The current proposal represents an irresponsible example of Spot Zoning and fails to adequately address severe impacts on our existing, stable neighborhood infrastructure and community safety.

- **1. Traffic & Parking:** Adding an estimated hundreds of car trips daily for up to 100 new units will overwhelm the narrow neighborhood streets, including Varsity Park, Tulane, Fordham, and Sladky. The claim that the site is "near major transit" is insufficient to prevent parking overflow and potential blockage of driveways and emergency vehicle access.
- **2. Student Safety:** This location is on a designated **Safe Route to School** for over 2,500 students attending Springer, Graham, Blach, MVHS, St. Francis, and Bullis schools. The significant increase in daily vehicle traffic directly threatens the safety of our children walking and biking to school.
- **3. Lack of Environmental Review (CEQA):** The City appears to have skipped necessary **CEQA reviews** for the combined impact on vital infrastructure, including

traffic, noise, shadows, water, and sewer. This development should not proceed without a comprehensive study confirming the capacity of existing infrastructure to handle the increased density.

- **4. Zoning Inconsistency:** This proposal is out of character with the surrounding **R1 single-family neighborhood**. High-density housing belongs on established transit corridors like El Camino, San Antonio, or Moffett, not deep within a residential core.

My Personal Concerns

As a resident, I am particularly concerned about the traffic and parking issues. The planned density will bring **hundreds of additional daily car trips** to streets that are already struggling, leading directly to **dangerous overflow parking** and frequent cut-through traffic. This will exacerbate congestion on **Tulane and Sladky** and pose a significant safety risk to pedestrians and children.

Request for Action

I request that the EPC and City Council:

1. **DENY** the proposed rezoning for 1702 & 1704 Miramonte Ave / 777 Cuesta Dr.
2. Require full, comprehensive **traffic, safety, and environmental studies** to be completed and published before any future action is considered.
3. Commit to conducting a robust community input process with the affected neighborhood residents.

Thank you for your time and consideration of my concerns regarding the protection of our neighborhood's safety and character.

Sincerely,

Luwan Zhang

From: Tom [REDACTED]
Sent: Monday, November 24, 2025 7:25 PM
To: City Council <city.council@mountainview.gov>; Penollar, Krisha <krisha.penollar@mountainview.gov>; epc@mountainview.gov
Subject: 1702/1704 Miramonte and 777 Cuesta Dr - Strong Opposition and Request for Denial – Housing Element Program 1.1.G

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

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

My name is Tom Osterheld and I am a resident at [REDACTED] in the Blossom Valley neighborhood, writing in **strong opposition** to the proposed zoning and General Plan amendments for the cluster of parcels at **1702 Miramonte and 1704 Miramonte as well as 777 Cuesta Dr.**

We are a community of families who invested in this neighborhood for its protected R1 (Single-Family) zoning and stable, quiet character. This proposal would insert *multiple* high-density, multi-unit developments into the very heart of our low-density residential community.

This proposal is a direct threat to our neighborhood's safety and stability. We urge you to **recommend DENIAL** for this entire cluster of sites based on the following five critical failures:

1. This is Arbitrary "Spot Zoning" and "Density Clustering"

This proposal is a textbook example of "spot zoning" (1702/1704 Miramonte) and "spot intensification" (777 Cuesta) that is in direct conflict with the General Plan's goal to *"protect and maintain the character and quality of single-family neighborhoods."*

By targeting these three specific parcels, the city is not engaging in coherent planning. It is arbitrarily creating a **high-density, multi-project "cluster"** in the middle of a low-density R1 zone. This action is inconsistent with every adjacent parcel and the established land use plan, providing a special privilege to developers at the expense of the entire community.

2. A Critical Failure of CEQA: The City Has Not Studied the Cumulative Impacts

This is our most significant objection. The city claims these projects are covered by the

broad Housing Element Program EIR. This is **procedurally and legally incorrect**. CEQA (California Environmental Quality Act) *mandates* that a lead agency analyze the **cumulative impacts** of projects that are "closely related." Targeting three sites around one intersection in the same small neighborhood block is the very definition of a cumulative impact that the Program EIR could not have possibly analyzed.

The **combined, synergistic impacts** of redeveloping all three sites simultaneously—in terms of traffic, parking, noise, shadow, and utility load—is a **new, significant environmental impact** that requires a new, focused environmental study. The city has failed to study:

- The **combined traffic** from all three developments funneling onto Miramonte and Cuesta.
- The **combined parking overflow** from 100+ new units flooding every street in our neighborhood.
- The **combined utility load** on the local sewer and water system.

Proceeding without a new Initial Study and a focused EIR or Mitigated Negative Declaration (MND) that analyzes these *cumulative impacts* is a clear violation of CEQA.

3. The Proposal is Based on a Factually Incorrect Transit Assumption

The justification for these rezonings and their associated parking reductions is that they are **"near major transit stops."** This is factually incorrect.

- **Not a "Major Transit Stop":** The VTA bus line, with 30-60 minute headways, is a local-service route and **does not meet** the state's definition of "high-quality transit" or a "major transit stop."
- **Parking Reductions are Unjustified:** Because the transit assumption is false, the entire premise for reducing parking is invalid. These will be highly car-dependent developments.
- **Guaranteed Parking Crisis:** The parking overflow from *all three* sites will create a severe and unmanageable crisis, forcing hundreds of new cars onto narrow residential streets like Tulane Drive, Fordham Way, and Sladky. This is a direct threat to public safety and emergency vehicle access.

4. Severe and Un-Analyzed Traffic and Student Safety Hazards

This proposal will create a significant and un-analyzed traffic hazard. The combined trip generation from 30+ DU/acre developments at these three sites will funnel **hundreds of new vehicle trips** onto two local collector streets: Miramonte and Cuesta.

- **Degraded Level of Service (LOS):** This new, concentrated volume will significantly degrade the Level of Service at key local intersections (Miramonte/Cuesta, Cuesta/Grant, Miramonte/Foothill).
- **Extreme Student Safety Hazard:** This entire cluster of sites is located directly on a primary student bicycle and pedestrian route for **Graham Middle School**,

Springer Elementary, Bullis Charter South Campus, Blach Junior High, St. Francis High and Mtn. View High School. The city has a paramount responsibility to protect these "Safe Routes to School." Adding multiple high-volume apartment driveways in this exact location is reckless and creates an unacceptable and foreseeable risk to hundreds of children.

5. Superior, More Appropriate Alternative Sites are Available

The city's legal duty is to demonstrate adequate *zoning capacity* to meet its RHNA goals, not to upzone fundamentally unsuitable parcels.

The 2023-2031 Housing Element identifies hundreds of potential sites. The city has ample opportunity to meet its housing goals by prioritizing development on:

- **Major Commercial Corridors:** El Camino Real, San Antonio Road, and Moffett Boulevard.
- **Underutilized Commercial/Industrial Land.**
- **True Transit-Oriented Sites:** Parcels immediately adjacent to Caltrain and VTA Light Rail.

This proposal does the opposite. It targets small, constrained, and stable residential neighborhoods while ignoring these far superior and more appropriate locations.

Conclusion and Formal Request

This proposal is an arbitrary, piecemeal, and dangerous approach to planning. It sacrifices the safety, character, and stability of an established neighborhood for a negligible gain in housing units, especially when superior alternative sites are readily available.

We formally request that the City Council **recommend DENIAL** of the proposed General Plan and Zoning amendments for **1702 & 1704 Miramonte and 777 Cuesta** and direct staff to remove this entire cluster of parcels from Program 1.1.G.

Sincerely,

Tom Osterheld - [REDACTED]

From: GRAHAM CAMERON <[REDACTED]>
Sent: Tuesday, November 25, 2025 12:00 PM
To: Kamei, Ellen <Ellen.Kamei@mountainview.gov>
Cc: Penollar, Krisha <krisha.penollar@mountainview.gov>; Anderson, Eric B. <eric.anderson2@mountainview.gov>; blossom-valley-neighborhood@googlegroups.com
Subject: Proposed rezoning 1702-1704 Miramonte

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

Dear Mayor,

Am a long term resident of Sladky Avenue (40+ years) and have seen many changes in those years. One recent proposed change was Miramonte Safeway site re-do. Didn't like it at first, but it makes a lot of sense and I now support it.

However, I was recently shocked when I found out about the proposed rezoning of 1702-1704 Miramonte. It is a small awkwardly shaped parcel which at present contains about 8 dental/medical offices. Due to heavy traffic, on Miramonte and Cuesta, for many hours the entrance and exit on Cuesta is not useable. The exit on Sladky Avenue leads to Miramonte Avenue, also not usable for the same reason. The main alternative to traffic is down Sladky Ave, a residential street. If apartments (30-40? 60 more autos?) were built at this location, the main traffic would be down Sladky Avenue to Fordham and Springer. A big problem is that these streets are heavily used by children on foot and bicycles to reach the schools S of Cuesta. Lots of kids going to school on bicycles, a beautiful site. If Sladky Avenue becomes converted from a relatively quiet residential street to a heavily trafficked street, am sure parents would not let their kids cycle to school; parents would have to walk them, or drive them.

Let me remind you about the words of Nancy Pelosi: "It's all about the children!"

I have personally walked all of Sladky Avenue (about 60 houses) and rang all the

doorbells (or knocked on the doors). Took 3 hours for just 60 houses. Some people weren't home, some people don't respond to strangers at the door. Why did it take me so long? Because the residents wanted to talk and talk. Nearly all were unaware of the proposed zoning changes, and were shocked.

Other members of our group have rung doorbells /knocked on doors at over 600 local residences in this last week.

Typical questions. I got:

"Why weren't we told???"

"What will happen to our dentists? And their employees? Our family has been going there for 20 years"

"We thought the City of MV was friendly to small businesses, not just to Google"

"A high rise at the end of the street? Overlooking adjacent residences! Surely not!"

"They can't really fit 30-40 apartments and 60 cars there. Where will they park? How will Sladky handle the traffic?"

"Even more street parking in residential streets?? It's bad enough already at the Miramonte end of Sladky Avenue during the hours the dentists are working"

Note: underground parking may be one parking solution. But probably not practical. The Permanente Creek runs underground at that point; it is adjacent to the site, or may be just under the site.

"Our children/grandchildren will no longer be able to cycle to school, or walk to school unaccompanied"

"Site selected because it is a Transit Center? Surely you jest. Evening classes at Deanza? Have you looked at the bus schedule? No buses back from Deanza College after 7pm. We never use the bus. Poor schedule and it doesn't go where we need to go."

"Let's get organized for the next Election!! We need a voice in these decisions!"

Am not against the construction of new housing, but not at this location. Safeway construction very close to us, but am in favor of it.

I urge you to get the Council to reconsider the possible change of zoning at 1702-1704 Miramonte.

Graham Cameron

[REDACTED]

[REDACTED] (for over 40 years!)

PS The City needs to find better ways to communicate with its residents; not working at present.

From: Wendy Sarathy [REDACTED] >
Sent: Tuesday, November 25, 2025 8:41 AM
To: epc@mountainview.gov
Subject: Rezoning of 1702/1704 Miramonte Ave

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

Dear Environmental Planning Commission,

As you are aware, our neighborhood recently learned of the inclusion of 1702/1704 Miramonte for rezoning in the Housing Element plan and we are trying to educate ourselves on what the State is requiring of our City. We understand that the City Council has been tasked with finding 11,000 new units over 8 years and that the deadline is coming up very soon. There is also clearly pressure of lawsuits and "builder's remedy" projects if Mountain View is out of compliance so it is clear to me that the Council is in a very difficult situation and I empathize.

I have been a Mountain View resident for 22 years. We have had kids attend Springer, Blach, Mountain View High and Saint Francis High. Our neighborhood is very dense with school children and schools. We also live very close to the 8 businesses operating at 1702/1704 Miramonte. It is a struggle for these business to be located in the middle of a single family home neighborhood and literally on top of a very busy intersection and it is a struggle for us to deal with the resulting cars, lack of business parking, and traffic violations. My neighbors and I have been communication with City staff about parking and traffic issues for 8 years.

I request that the 30 units on the 1702/4 parcels be removed from the Housing Element plan and replaced with units in other locations in the City. This particular location cannot safely accommodate more cars and residents because of these reasons:

1. Student safety: Hundreds of students are traveling to school on bikes and on foot

via Miramonte (Blach Junior High, Bullis Charter South, St. Francis High, Mountain View High) Fordham and Sladky (Springer Elementary, Blach Junior High) in the morning at the same time as the commuters passing through the busy intersections.

2. St. Francis High School is one block from this site with 1800 students arriving from all over the Bay Area. Cars stop in all kinds of crazy places to drop off, including on Miramonte and in the Safeway shopping center. Hundreds of students are crossing Miramonte just 1 block from the 1702/4 Miramonte parcels.

3. Layout of the parcels: The location and street layout of these parcels is very odd and dangerous for cars/pedestrians. On the Miramonte side the parcel is only about 99 feet long (3 or 4 car lengths) which makes Cuesta and Sladky extremely close together (rather than 1 block apart like a normal city block). This makes traveling from Cuesta to Sladky, and vice versa, difficult because there is so little space/time to move over lanes to make a left turn, for example. The "no left turn" sign at this intersection has been hit and had to be replaced many times.

4. The ingress and egress driveways for the businesses are just steps from this busy intersection. On the Cuesta side if you are exiting the parking lot you have to merge into busy Cuesta traffic that is already merging from 2 lanes into 1 at the exact location of the driveway. This plot is so small that there aren't really other options for where to put the ingress/egress.

5. On the Sladky side, cars get backed up onto Sladky trying to get onto Cuesta. Because only 3-4 cars can fit to be in line to turn left (from Miramonte to Cuesta) it gets backed up and can block the driveway for the businesses. If apartments are built there cars won't be able to exit the parking lot onto Sladky because of the geometry of these streets.

6. Traffic violations: There are "no left hand turn 7-9 am etc" signs that are regularly ignored at Sladky and Miramonte. I spent just two mornings, a few minutes each, observing this intersection this week and documented a car violating this sign each day.

7. The workers/customers for the 10 businesses at 1702/4 Miramonte create traffic hazards and ignore traffic laws regularly. There are clearly painted red curbs so that the fire hydrant and residents' driveways are not blocked (driveway blockage was happening frequently before the red curbs) and workers blatantly ignore them and park there anyway, sometimes all day. In fact, there is a car parked in the red zone in front of a fire hydrant as I am writing you today. Over the years the police have been called but don't come out to give tickets. There are also frequent u-turns on Sladky creating close calls with residents exiting their driveways.

8. Visibility to make turns on Sladky: On weekdays cars for the 10 businesses fill up all the street parking making it hard for us coming from Tulane to see if it is safe to turn right or left on Sladky. Cars often turn right onto Sladky from Miramonte moving quickly so we have to be careful.

I have young adults starting out in life and wonder how they will afford to live in California. The housing crisis in CA is a huge problem and I support building more housing. I was aware when the Safeway area, just one block from my house, was rezoned and I wasn't opposed. I understand the argument that we need more density of housing all over Mountain View.

However, development at 1702/04 Miramonte would create so many more traffic/safety headaches that I feel it should be removed from the rezoning list. We need to keep our children safe when traveling to school. I have spoken with many neighbors, many of whom are strong advocates for more housing, and everyone who lives close enough to use this intersection and see all the kids traveling to school says to me that they understand why this isn't the right location for more housing.

Thank you for your service to the City, it is much appreciated.

All the best,

Wendy Sarathy
Tulane Drive

From: Peter Capetz <[REDACTED]>
Sent: Wednesday, November 26, 2025 2:16 PM
To: epc@mountainview.gov
Subject: Opposition to Rezoning - 1702 & 1704 Miramonte / 777 Cuesta

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

Dear EPC,

I am writing to express my opposition to re-zoning the following for high-density housing

- 1702 Miramonte
- 1704 Miramonte
- 777 Cuesta

Concerns include

- 1) traffic & parking
- 2) student safety
- 3) awkward spot zoning
- 4) lack of adequate infrastructure (no CEQA analysis)

Peter Capetz

From: [James And Grace](#)
To: [City Council](#)
Subject: Opposition to rezoning – 1702 and 1704 Miramonte/ 777 Cuesta
Date: Sunday, November 30, 2025 1:25:07 PM

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

We are residents of the neighborhood that's considered for rezoning. This area is clearly a residential area and this would be spot zoning to put a high density island. This is out of character for all the single-family homes in the area. I urge you to drive to the area, you will see how it would stand out of character for the area. There are other areas that would be more appropriate, near foothill expwy or el camino. This is the area where school kids and elderly walk to the neighborhood market. It is not close to high traffic expressways or freeways. Please say no and preserve the flow and safety of our neighborhood.

Sincerely,

Grace Chyuwei (resident since 1976)

Helen and Joe (80 year old residents on Miramonte Ave)

From: Tali Manber Ball [REDACTED]
Sent: Sunday, November 30, 2025 6:56 PM
To: City Council <city.council@mountainview.gov>; epc@mountainview.gov
Subject: Support for re-zoning at Miramonte and Cuesta

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

Hello,

As a resident of the Springer Meadows / Varsity Park neighborhood I would like to express my SUPPORT for the proposed rezoning at Miramonte and Cuesta. I think it's a good idea to provide more affordable housing in the neighborhood. Enrollment at our wonderful local public school has been in decline because not enough families can afford to live in this area, and this proposed re-zoning would help. In addition, several storefronts, including the former CVS, have sat empty for a long time and I would love to see the shopping center revitalized with more small businesses. And with apartment units on top of the businesses there would be more customers to help these business thrive.

I encourage you to vote YES on the re-zoning proposal to allow more homes to be built in our neighborhood.

Thank you,
~Tali Ball
[REDACTED]

From: jenny huang [REDACTED]
Sent: Saturday, November 29, 2025 11:34 AM
To: city.council@maountainview.gov; epc@mountainview.gov
Subject: Opposition to Rezoning 1702–1704 Miramonte Ave. and 777 Cuesta Dr.

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

Dear City Council Members,

I am writing to express my strong opposition to the proposed rezoning of 1702–1704 Miramonte Avenue and 777 Cuesta Drive to allow high-density apartments in the middle of an established single-family neighborhood.

These parcels are **fully surrounded by R1 single-family homes**, and introducing high-density housing would create significant and irreversible impacts on the surrounding community. My concerns include:

1. **Neighborhood Compatibility**

Rezoning these lots would place high-density housing in the center of a quiet, low-density residential area, disrupting the existing neighborhood character and setting a harmful precedent for similar future proposals.

2. **Traffic and Parking Impacts**

The roads in this area are narrow and already struggle with congestion. Adding high-density housing will exacerbate overflow parking, create blocked driveways, and slow emergency vehicle access—posing real risks to residents.

3. **Student Safety**

The surrounding streets serve over **2,500 students** walking or biking daily to Springer, Graham, Blach, Mountain View High School, St. Francis, and Bullis. Additional driveways and increased vehicle traffic will significantly increase safety hazards for these children during already busy school commute hours.

4. **Support for Smart, Appropriate Housing Development**

I fully support responsible housing growth where it makes sense. Our community has already welcomed many high-density developments along **El Camino, San Antonio,**

Grant, and Moffett, where infrastructure and land use are more appropriate for higher density.

However, placing high-density apartments deep inside a single-family neighborhood is neither smart planning nor consistent with community needs or safety.

For these reasons, I respectfully urge the Council to **deny the rezoning request** for 1702–1704 Miramonte Ave. and 777 Cuesta Dr.

Thank you for your time and consideration.

Sincerely,
JENNY HUANG

From: [REDACTED]
To: [City Council](#)
Subject: I oppose the proposed rezoning - 1702 and 1704 Miramonte / 777 Cuesta
Date: Monday, December 1, 2025 3:52:48 PM

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

Dennis D. Olson
Mountain View residence since 1975

From: Juliet Risner <[REDACTED]>
Sent: Tuesday, December 2, 2025 4:02 PM
To: City Council <city.council@mountainview.gov>; Penollar, Krisha <krisha.penollar@mountainview.gov>; epc@mountainview.gov
Subject: 1702/1704 Miramonte and 777 Cuesta Dr - Strong Opposition and Request for Denial – Housing Element Program 1.1.G

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

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

I live on Sladky Ave and I believe this plan to redistrict the corner of Cuesta and Miramonte would be a mistake. For nearly 20 years, I've used the dentist office located at that corner and I don't want to see it forced out by a housing development. The various doctors' offices in that location already do not have enough parking, and Sladky is often full of cars bumper to bumper on any given business day for people visiting the offices.

Yes, there is a VTA bus line that goes along Miramonte, but I would not say that there are great transportation options from that area. In order to access any reasonable transportation from my home on Sladky, I need to walk to the Caltrain/Light Rail station at Castro Street. That's easily a 30-40 minute walk, and there's no reasonably timed bus or shuttle that can get a person there in order to make a habit of doing it.

I don't know what the city is thinking with this plan, but this corner is **WRONG** for that kind of large redevelopment.

I'm not against adding more housing and apartments to my neighborhood. Our local school, Springer, could use more students. Why not redevelop the Safeway shopping center to have underground parking and housing above redesigned businesses like was done with the apartments at the corner of El Camino and Miramonte? The Blossom Valley shopping

center has a huge parking lot and an empty CVS location. As long as redevelopment won't price out the shops that are currently there, it seems like a better location for housing.

As a resident of the neighborhood, I am against the current plan.

Thank you for your time.

Sincerely,

Juliet Jamtgaard

From: M Sullivan <[REDACTED]>
Sent: Wednesday, December 3, 2025 2:12 PM
To: Community Development <community.development@mountainview.gov>
Subject: Neighborhood Safety

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

12/3/2025

Dear Honorable Community Development Member,

I am writing to express my firm opposition to the proposed rezoning of the Blossom Valley–Miramonte Road area. After reviewing the available materials, the proposal is technically unsound, inconsistent with existing single-family home zoning and poses significant concerns for public safety, infrastructure capacity, and traffic conditions.

- The current zoning in the Blossom Valley–Miramonte Road area historically has been established to preserve low-intensity residential use, protect environmental resources, and maintain neighborhood compatibility.
- Up-zoning (increasing density) would:
 - Increase noise, accident risk, parking constraints, and visual impacts.
 - Lead to intersection degradation, queue spillback, slower emergency-response times, and higher use of neighborhood backroads.
 - Potentially decrease local housing prices; contractors claims about “affordable housing” benefits are misleading.
- The area’s road network is already at its Level-of-Service (LOS) limits during peak periods; higher density would push conditions to ultimate failure.
- The change proposed at this scale and significant land-use decisions are inadequate and require transparent outreach to the community, detailed disclosures, and

meaningful public participation. None of which have been sufficiently provided to the local residents in the area.

For these reasons, I urge the Council to reject the proposed rezoning and require a technically rigorous, legally sound, and community-driven planning process before any future consideration of changes to the Blossom Valley–Miramonte Road corridor.

Respectfully,

Maureen Sullivan

A solid black rectangular box used to redact the signature of Maureen Sullivan.

Mountain View, CA 94040

From: [Howard Bull](#)
To: [City Council](#)
Subject: 1702/1704 Miramonte and 777 Cuesta Dr
Date: Wednesday, December 3, 2025 4:28:32 PM

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

We would like to join in strong opposition to the proposed zoning and General Plan amendments for the cluster of parcels at 1702 Miramonte and 1704 Miramonte Avenues as well as 777 Cuesta Drive, known as Housing Element Program 1.1.G.

A major concern is the impact on automobile traffic in this area. At one side of the intersection between these parcels, Cuesta traffic merges into two lanes from four, in an already a busy area. On one side of the parcels at 1702 Miramonte and 1704 Miramonte is **Sladky Avenue**. When turning left from Miramonte going north, the turn into **Sladky** causes backups on Miramonte and is supposed to be prohibited during busy commute hours. Once, when walking along Miramonte and crossing Sladky I was nearly hit by a driver turning left at this awkward and confusing intersection where kids could be hit.

- This high-density housing plan, with multiple high-volume apartment driveways in this location, would create an extreme student safety hazard, as it is located on primary student bicycle and pedestrian routes for many schools, especially nearby St. Francis High School which unloads many students onto Miramonte and Cuesta Avenues.
- In 1985, the Bull family had a similar problem at the intersection of Miramonte and Barbara where students (our boys) were expected to cross Miramonte at Barbara to attend Bubb School on the other side of the street, which at that time had no crossing or stop light. It does now. For pecuniary reasons, the Mountain View School District suddenly denied our previously granted transfers to Springer School. We appealed to the Santa Clara County Board of Education on safety grounds, and they reinstated our transfers.
- Another significant objection is that the CEQA (California Environmental Quality Act) has apparently not been followed, as the **cumulative impacts** of "closely related" projects are required to be analyzed. These three sites around one busy intersection has a cumulative impact that the Program EIR could not have possibly analyzed properly.

In short, we believe the introduction of high-density residences in this already congested area would be a disaster for student safety and traffic in general.

Please DENY the proposed General Plan and Zoning amendments for **1702 & 1704 Miramonte and 777 Cuesta** and remove this entire cluster of parcels from the housing plan.

Sincerely,

Howard Bull and Sheila Settle

[REDACTED]

Mountain View, CA 94040

From: [Tracy](#)
To: [City Council](#)
Subject: No to 1702-1704 Miramonte Ave Zoning Amendment
Date: Wednesday, December 3, 2025 3:51:55 PM

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

Dear Mountain View City Council:

I am a long term Mountain View resident and voter and reside in the Varsity Park neighborhood. I was recently made aware of the city's plan for zoning amendment for 1702-1704 Miramonte Ave location and want to reach out to let you know that many of my neighbors and myself included are strongly against the planned amendment. This location is right next to single family houses and at a busy traffic intersection where kids use to go to their schools. Allowing a 3-5 story building on that limited small piece of land is not a well thought out idea and will create potentially unsafe traffic condition for our kids.

Please vote No to this amendment on Dec 16th!

Thanks
Tracy Yuan

From: Penny Zhou <[REDACTED]>
Sent: Thursday, December 4, 2025 12:42 PM
To: City Council <city.council@mountainview.gov>; Penollar, Krisha <krisha.penollar@mountainview.gov>; epc@mountainview.gov
Subject: 1702/1704 Miramonte and 777 Cuesta Dr - Strong Opposition and Request for Denial – Housing Element Program 1.1.G

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

Dear City Council, Chair and Members of the Environmental Planning Commission,
We are a resident in the Blossom Valley neighborhood, writing in **strong opposition** to the proposed zoning and General Plan amendments for the cluster of parcels at **1702 Miramonte and 1704 Miramonte as well as 777 Cuesta Dr.**

We are a community of families who invested in this neighborhood for its protected R1 (Single-Family) zoning and stable, quiet character. This proposal would insert *multiple* high-density, multi-unit developments into the very heart of our low-density residential community.

This proposal is a direct threat to our neighborhood's safety and stability. We urge you to **recommend DENIAL** for this entire cluster of sites based on the following five critical failures:

1. This is Arbitrary "Spot Zoning" and "Density Clustering"

This proposal is a textbook example of "spot zoning" (1702/1704 Miramonte) and "spot intensification" (777 Cuesta) that is in direct conflict with the General Plan's goal to *"protect and maintain the character and quality of single-family neighborhoods."*

By targeting these three specific parcels, the city is not engaging in coherent planning. It is arbitrarily creating a **high-density, multi-project "cluster"** in the middle of a low-density R1 zone. This action is inconsistent with every adjacent parcel and the established land use plan, providing a special privilege to developers at the expense of the entire community.

2. A Critical Failure of CEQA: The City Has Not Studied the Cumulative Impacts

This is our most significant objection. The city claims these projects are covered by the broad Housing Element Program EIR. This is **procedurally and legally incorrect**. CEQA (California Environmental Quality Act) *mandates* that a lead agency analyze the

cumulative impacts of projects that are "closely related." Targeting three sites around one intersection in the same small neighborhood block is the very definition of a cumulative impact that the Program EIR could not have possibly analyzed.

The **combined, synergistic impacts** of redeveloping all three sites simultaneously—in terms of traffic, parking, noise, shadow, and utility load—is a **new, significant environmental impact** that requires a new, focused environmental study. The city has failed to study:

- The **combined traffic** from all three developments funneling onto Miramonte and Cuesta.
- The **combined parking overflow** from 100+ new units flooding every street in our neighborhood.
- The **combined utility load** on the local sewer and water system.

Proceeding without a new Initial Study and a focused EIR or Mitigated Negative Declaration (MND) that analyzes these *cumulative impacts* is a clear violation of CEQA.

3. The Proposal is Based on a Factually Incorrect Transit Assumption

The justification for these rezonings and their associated parking reductions is that they are **"near major transit stops."** This is factually incorrect.

- **Not a "Major Transit Stop":** The VTA bus line, with 30-60 minute headways, is a local-service route and **does not meet** the state's definition of "high-quality transit" or a "major transit stop."
- **Parking Reductions are Unjustified:** Because the transit assumption is false, the entire premise for reducing parking is invalid. These will be highly car-dependent developments.
- **Guaranteed Parking Crisis:** The parking overflow (already an overflow sign on Miramonte) from *all three* sites will create a even more severe and unmanageable crisis, forcing hundreds of new cars onto narrow residential streets like Tulane Drive, Fordham Way, and Sladky. This is a direct threat to public safety and emergency vehicle access.

4. Severe and Un-Analyzed Traffic and Student Safety Hazards

This proposal will create a significant and un-analyzed traffic hazard. The combined trip generation from 30+ DU/acre developments at these three sites will funnel **hundreds of new vehicle trips** onto two local collector streets: Miramonte and Cuesta.

- **Degraded Level of Service (LOS):** This new, concentrated volume will significantly degrade the Level of Service at key local intersections (Miramonte/Cuesta, Cuesta/Grant, Miramonte/Foothill).
- **Extreme Student Safety Hazard:** This entire cluster of sites is located directly on a primary student bicycle and pedestrian route for **Graham Middle School, Springer Elementary, Little Acorn School (just diagonally opposite corner), Bullis Charter South Campus, Blach Junior High, St. Francis High and Mtn. View High School**. The city has a paramount responsibility to protect these "Safe Routes to School." Adding multiple high-volume apartment driveways in this exact location is reckless and creates an unacceptable and foreseeable risk to hundreds of children.

5. Superior, More Appropriate Alternative Sites are Available

The city's legal duty is to demonstrate adequate *zoning capacity* to meet its RHNA goals, not to upzone fundamentally unsuitable parcels.

The 2023-2031 Housing Element identifies hundreds of potential sites. The city has ample opportunity to meet its housing goals by prioritizing development on:

- **Major Commercial Corridors:** El Camino Real, San Antonio Road, and Moffett Boulevard.
- **Underutilized Commercial/Industrial Land.**
- **True Transit-Oriented Sites:** Parcels immediately adjacent to Caltrain and VTA Light Rail.

This proposal does the opposite. It targets small, constrained, and stable residential neighborhoods while ignoring these far superior and more appropriate locations.

Conclusion and Formal Request

This proposal is an arbitrary, piecemeal, and dangerous approach to planning. It sacrifices the safety, character, and stability of an established neighborhood for a negligible gain in housing units, especially when superior alternative sites are readily available.

We formally request that the City Council **recommend DENIAL** of the proposed General Plan and Zoning amendments for **1702 & 1704 Miramonte and 777 Cuesta** and direct staff to remove this entire cluster of parcels from Program 1.1.G.

Sincerely,

The Concerned Residents of the Blossom Valley neighborhood

From: Jessie Boeker [REDACTED]
Sent: Thursday, December 4, 2025 12:59 PM
To: City Council <city.council@mountainview.gov>; Penollar, Krisha <krisha.penollar@mountainview.gov>; epc@mountainview.gov
Subject: 1702/1704 Miramonte and 777 Cuesta Dr - Strong Opposition and Request for Denial – Housing Element Program 1.1.G

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

Dear City Council, Chair and Members of the Environmental Planning Commission,
We are a resident in the Blossom Valley neighborhood, writing in **strong opposition** to the proposed zoning and General Plan amendments for the cluster of parcels at **1702 Miramonte and 1704 Miramonte as well as 777 Cuesta Dr.**

We are a community of families who invested in this neighborhood for its protected R1 (Single-Family) zoning and stable, quiet character. This proposal would insert *multiple* high-density, multi-unit developments into the very heart of our low-density residential community.

This proposal is a direct threat to our neighborhood's safety and stability. We urge you to **recommend DENIAL** for this entire cluster of sites based on the following five critical failures:

1. This is Arbitrary "Spot Zoning" and "Density Clustering"

This proposal is a textbook example of "spot zoning" (1702/1704 Miramonte) and "spot intensification" (777 Cuesta) that is in direct conflict with the General Plan's goal to *"protect and maintain the character and quality of single-family neighborhoods."*

By targeting these three specific parcels, the city is not engaging in coherent planning. It is arbitrarily creating a **high-density, multi-project "cluster"** in the middle of a low-density R1 zone. This action is inconsistent with every adjacent parcel and the established land use plan, providing a special privilege to developers at the expense of the entire community.

2. A Critical Failure of CEQA: The City Has Not Studied the Cumulative Impacts

This is our most significant objection. The city claims these projects are covered by the broad Housing Element Program EIR. This is **procedurally and legally incorrect**. CEQA (California Environmental Quality Act) *mandates* that a lead agency analyze

the **cumulative impacts** of projects that are "closely related." Targeting three sites around one intersection in the same small neighborhood block is the very definition of a cumulative impact that the Program EIR could not have possibly analyzed. The **combined, synergistic impacts** of redeveloping all three sites simultaneously—in terms of traffic, parking, noise, shadow, and utility load—is a **new, significant environmental impact** that requires a new, focused environmental study. The city has failed to study:

- The **combined traffic** from all three developments funneling onto Miramonte and Cuesta.
- The **combined parking overflow** from 100+ new units flooding every street in our neighborhood.
- The **combined utility load** on the local sewer and water system.

Proceeding without a new Initial Study and a focused EIR or Mitigated Negative Declaration (MND) that analyzes these *cumulative impacts* is a clear violation of CEQA.

3. The Proposal is Based on a Factually Incorrect Transit Assumption

The justification for these rezonings and their associated parking reductions is that they are **"near major transit stops."** This is factually incorrect.

- **Not a "Major Transit Stop":** The VTA bus line, with 30-60 minute headways, is a local-service route and **does not meet** the state's definition of "high-quality transit" or a "major transit stop."
- **Parking Reductions are Unjustified:** Because the transit assumption is false, the entire premise for reducing parking is invalid. These will be highly car-dependent developments.
- **Guaranteed Parking Crisis:** The parking overflow from *all three* sites will create a severe and unmanageable crisis, forcing hundreds of new cars onto narrow residential streets like Tulane Drive, Fordham Way, and Sladky. This is a direct threat to public safety and emergency vehicle access.

4. Severe and Un-Analyzed Traffic and Student Safety Hazards

This proposal will create a significant and un-analyzed traffic hazard. The combined trip generation from 30+ DU/acre developments at these three sites will funnel **hundreds of new vehicle trips** onto two local collector streets: Miramonte and Cuesta.

- **Degraded Level of Service (LOS):** This new, concentrated volume will significantly degrade the Level of Service at key local intersections (Miramonte/Cuesta, Cuesta/Grant, Miramonte/Foothill).
- **Extreme Student Safety Hazard:** This entire cluster of sites is located directly on a primary student bicycle and pedestrian route for **Graham Middle School, Springer Elementary, Bullis Charter South Campus, Blach Junior High, St. Francis High and Mtn. View High School**. The city has a paramount responsibility to protect these "Safe Routes to School." Adding multiple high-volume apartment driveways in this exact location is reckless and creates an unacceptable and foreseeable risk to hundreds of children.

5. Superior, More Appropriate Alternative Sites are Available

The city's legal duty is to demonstrate adequate *zoning capacity* to meet its RHNA goals, not to upzone fundamentally unsuitable parcels.

The 2023-2031 Housing Element identifies hundreds of potential sites. The city has ample opportunity to meet its housing goals by prioritizing development on:

- **Major Commercial Corridors:** El Camino Real, San Antonio Road, and

Moffett Boulevard.

- **Underutilized Commercial/Industrial Land.**
- **True Transit-Oriented Sites:** Parcels immediately adjacent to Caltrain and VTA Light Rail.

This proposal does the opposite. It targets small, constrained, and stable residential neighborhoods while ignoring these far superior and more appropriate locations.

Conclusion and Formal Request

This proposal is an arbitrary, piecemeal, and dangerous approach to planning. It sacrifices the safety, character, and stability of an established neighborhood for a negligible gain in housing units, especially when superior alternative sites are readily available.

We formally request that the City Council **recommend DENIAL** of the proposed General Plan and Zoning amendments for **1702 & 1704 Miramonte and 777 Cuesta** and direct staff to remove this entire cluster of parcels from Program 1.1.G.

Sincerely,

The Concerned Residents of the Blossom Valley neighborhood

Jessie Boeker

Sent from my iPhone

From: Kimberly Dickerson <[REDACTED]>
Sent: Saturday, December 6, 2025 8:43 AM
To: epc@mountainview.gov
Subject: Opposition to Rezoning – 1702 & 1704 Miramonte / 777 Cuesta

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

I am writing to express my strong opposition to the proposed rezoning of 1702 & 1704 Miramonte / 777 Cuesta for the development of new housing units. While I fully support the need for additional housing in Mountain View, this particular location is not appropriate for such a dense project.

The parcel in question is extremely small and oddly shaped, making it unsuitable for a large multi-unit development. Adding dozens of new units would result in **hundreds of additional vehicle trips every day**, placing a heavy burden on surrounding residential streets that are already narrow and difficult to navigate. Streets such as Tulane, Fordham, and Sladky in the Varsity Park neighborhood are not built to accommodate this level of traffic, and congestion is already a daily problem.

Each morning, **26–32 cars routinely back up at the Covington and Miramonte intersection**, all waiting to turn left toward St. Francis, Blach, Bullis, and Mountain View High School. Introducing significant new traffic volume into this chokepoint would worsen delays, create safety risks for students and pedestrians, and reduce overall neighborhood livability.

Additionally, there is an existing **commercial parcel directly across the street** that is far better suited for increased housing density. That site could realistically support a mixed-use development—housing above, commercial below—without straining the surrounding residential infrastructure to the same degree.

I recognize and respect the city's efforts to address the regional housing shortage. However, the Miramonte/Cuesta parcel is simply not an appropriate location for such high-density development. I urge the council to **consider alternative plots**—including the commercial

site across the street—that can accommodate new housing more safely, efficiently, and sustainably.

Thank you for your time and thoughtful consideration.

Sincerely,
Kimberly Dickerson

Sent from my iPad

From: Max Mautner [REDACTED]
Sent: Saturday, December 6, 2025 2:55 PM
To: epc@mountainview.gov
Subject: Support of Rezoning – 1702 & 1704 Miramonte / 777 Cuesta

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

Dear Environmental Planning Commissioners,

I'm writing to ask you to support the rezoning of 1702–1704 Miramonte and 777 Cuesta.

I know some hold fears of change, but the broader reality in Mountain View makes it clear that we cannot keep saying “no” to new housing.

Mountain View's 2025 Point-in-Time Count found our unhoused population has grown 56% in just two years. Most unhoused residents are living in RVs or outdoors. This is happening at the same time that the entire region has seen a steep drop—about 68%—in new housing permits since 2020.

Mountain View's RHNA targets require the city to plan for more than 11,000 homes by 2031. That won't be possible if we continue blocking modest infill projects on already developed parcels.

These sites are exactly where new housing makes sense: close to services, close to transit, and already surrounded by a mix of uses. Adding a small amount of multifamily housing here is far more responsible than pushing development & our workforce to the edges of the region where environmental harm is maximized.

I understand concerns about traffic and parking, but those issues can be managed. The consequences of doing nothing—rising homelessness, rising rents, and increasing pressure on existing neighborhoods—are far worse.

This rezoning is a reasonable, incremental step toward meeting our obligations and stabilizing our community. I urge you to support it.

Thank you for your time and service.

Max Mautner

From: mofrachel@a[REDACTED]
Sent: Sunday, December 7, 2025 1:06 PM
To: epc@mountainview.gov
Cc: Brent Bell [REDACTED]
Subject: Bell - No to development of Housing near Cuesta and Miramonte near Safeway - no rezoning

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

City of Mountain View Council and EPC,

We have Lived here 50 years. Use Safeway at Miramonte and Cuesta. This housing proposal will bring a lot more cars. This is a safety problem for St. Francis and Springer schools, lines at intersections plus sidestreets, and us when parking overflows into Safeway.

The neighborhood is nice now. Please don't make it a nightmare !!

Thanks for your consideration,

Brent and Betty Bell

From: Ruari Griffin [REDACTED]
Sent: Sunday, December 7, 2025 1:23 PM
To: city.council@mountainview.goc; epc@mountainview.gov
Subject: Rezoning Concerns: 1702 Miramonte & 777 Cuesta

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

Mountain View City Council and EPC,

I'm the parent of an elementary student living two streets away from these proposed rezoning sites, I'm concerned about safe commuting to schools.

Traffic is already backed up past my street along Cuesta on weekday mornings during school commute. The previously approved Safeway plaza rezoning (Blossom Valley) will already add much more traffic to the area. It already feels unsafe to allow my child to walk or bike to school with this level of traffic and adding housing will make the situation worse.

Please consider waiting to approve any additional density to this area until after the Safeway plaza is redeveloped and traffic impact assessed.

Thank you,
Ruari Griffin
Mountain View resident on Cherrytree Lane

From: John Serviss [REDACTED]
Sent: Sunday, December 7, 2025 3:02 PM
To: City Council <city.council@mountainview.gov>; epc@mountainview.gov
Subject: 1702/1704 Miramonte Avenue and 777 Cuesta Drive

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

Subject: Comments on Proposed Zoning Changes – Miramonte & Cuesta

Dear Planning Staff and Council Members,

I'm writing regarding the proposed zoning changes for 1702/1704 Miramonte Avenue and 777 Cuesta Drive. I appreciate the City's effort to create additional housing opportunities in this corridor and understand the need to consider all available sites. My interest is simply in ensuring that any redevelopment is appropriate for this long-established single-family neighborhood.

I've been a Mountain View resident since 1959 and have seen our city change dramatically—from an semi-agricultural suburb to a global technology center. Given that history, I recognize the importance of adding housing in thoughtful and strategic ways. I would encourage the City to guide taller, higher-intensity projects toward areas better suited for them, such as El Camino Real, Shoreline Boulevard near Highway 101, Middlefield Road between Castro Street and Shoreline, or areas north of 101 where existing traffic capacity and appearance can better support increased height.

For the Miramonte and Cuesta sites specifically, I respectfully ask that future development guidance emphasize **low-rise, neighborhood-scaled buildings** with appropriate height limits, setbacks, and architectural transitions to ensure compatibility with surrounding homes. This approach would allow the City to add needed housing while preserving the character of this residential area.

Thank you for your continued work on responsible, well-planned growth in Mountain View.

Sincerely,

John Serviss

[REDACTED]

Mountain View, CA 94040

[REDACTED]

From: Albert <[REDACTED]>
Sent: Sunday, December 7, 2025 5:41 PM
To: City Council <city.council@mountainview.gov>; epc@mountainview.gov
Subject: Opposition to Rezoning - 1702 & 1704 Miramonte / 777 Cuesta

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

To whom it may concern,

I'm Albert Liao. I live on Cornell Drive in Mountain View. I oppose the building of high density apartments at 1702 & 1704 Miramonte Ave & 777 Cuesta Dr. There's already plenty of traffic around that area. Adding high density apartments in that area would contribute to more traffic that the area just can't handle. It would be dangerous to both drivers and pedestrians, especially students walking & biking to and from school. It would significantly increase the chances of traffic accidents and injuries. For the safety of everyone in that area, I don't think you should approve the building of high density apartments in that area. Thank you.

Sincerely,
Albert Liao

-----Original Message-----

From: Yang Yang [REDACTED]

Sent: Sunday, December 7, 2025 6:12 PM

To: City Council <city.council@mountainview.gov>; epc@mountainview.gov

Subject: Opposition to Rezoning – 1702 & 1704 Miramonte / 777 Cuesta

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

Dear City Council Members and Environmental Planning Commission,

I am writing as a resident in Blossom Valley concerned about the proposed rezoning of the dental office complex at the corners of Miramonte, Cuesta, and Sladky. I support responsible growth in Mountain View, but I am worried that the rezoning at this location will create long-term impacts that have not been fully addressed.

This area is already experiencing significant pressure on traffic flow, school capacity, parking availability, and pedestrian safety. A high-density development of this scale could further strain these systems and fundamentally alter the character of the Blossom Valley neighborhood. I respectfully ask that the City conduct a thorough evaluation of these impacts before making a decision.

Smart zoning is essential to ensuring that new development enhances — rather than overwhelms — our community. I urge you to consider alternatives or mitigations that preserve neighborhood livability while still supporting the city's housing goals.

Thank you for your time and for your dedication to thoughtful city planning.
I appreciate your consideration of the concerns of local residents.

Sincerely,
--Yang

From: Shukhman Dental [REDACTED]
Sent: Sunday, December 7, 2025 9:48 PM
To: , City Clerk <city.clerk@mountainview.gov>; epc@mountainview.gov
Subject: Opposition to Proposed Rezoning of 1702-1704 Miramonte Ave. – Importance of Local Healthcare Services and Community Stability

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

To the Honorable Members of the Mountain View City Council,

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

I am writing as a long-standing commercial tenant, small-business owner, employer, and nearby resident to respectfully urge the Council to deny the proposed rezoning of the one-story commercial properties at 1702–1704 Miramonte Avenue. These buildings—home primarily to dental practices—have served the community for more than four decades and remain essential to local healthcare access.

Background and Community Role

My name is Dr. Lana Shukhman, and I have operated my general dentistry practice at this location for over 13 years. We provide care to thousands of children, adults, seniors, and patients with medical and mobility challenges, many of whom live within walking distance. Our practice also supports nearby schools and community programs.

My team includes four long-standing, full-time female employees, nearly all of whom grew up or attended school in this neighborhood and rely on these jobs to support their families. Like the other dental practices on the property, I have invested hundreds of thousands of dollars in specialized improvements that cannot be relocated or recovered.

I am one of four female general and pediatric dentists now practicing in this complex—an important shift after decades of male ownership. Rezoning decisions will disproportionately affect first-time, women-owned small businesses and the predominantly female workforce that sustains them.

This site has housed dental and medical practices for more than 40 years, including throughout the pandemic, when we remained open to provide essential care. These offices are not

interchangeable commercial spaces—they are long-standing healthcare providers deeply embedded in the neighborhood.

As a nearby resident, parent of two children who walk and bike in this area, and spouse of someone who experiences daily congestion along this corridor, I am acutely aware of the traffic, safety, and environmental pressures already affecting this community.

Impact of Rezoning on Essential Healthcare Services

The existing one-story complex is uniquely suited for dental and medical services, particularly for elderly patients and those with mobility limitations who depend on ground-level access. Each practice has invested heavily in specialized infrastructure, including:

- Custom operatories and cabinetry
- Complex plumbing systems with dedicated waterlines, suction, amalgam separation, and sterilization support
- Specialized electrical systems with dedicated circuits, medical-grade grounding, and emergency power
- Installed dental equipment such as chairs, delivery systems, imaging units, compressors, and monitors

These improvements often total hundreds of thousands of dollars per practice and cannot be replicated without significant cost.

Dental offices typically operate under Triple Net (NNN) leases, meaning tenants bear property taxes, insurance, and maintenance costs. Older buildings help keep these expenses—and therefore patient fees—manageable. This is especially critical for seniors, including many at the nearby Villa Siena facility, who often pay out of pocket for dental care.

Rezoning would incentivize redevelopment, likely triggering the sale or demolition of the property. Construction timelines would force all six dental practices to permanently relocate once leases expire. Given the high cost of building out dental space and the already elevated rents in Mountain View, these practices would not return. Many would be pushed to more affordable cities, reducing local access to care. Notably, the City Planner has not indicated that space would be reserved for existing tenants.

Many long-time patients—especially seniors—have already expressed that they will be unable to continue care if we are forced to move farther away. Small healthcare practices like mine operate on thin margins and cannot absorb the dramatic rent increases that redevelopment would bring.

Existing Instability Regarding Landlord Intent

When the current owners purchased the property in 2017, we attempted to secure a long-term lease with multiple renewal options, consistent with what the prior owner had provided. The landlords declined, offering only a five-year lease with a single five-year renewal option, reflecting an unwillingness to make longer-term commitments.

Although the management company now states that the owners have no immediate plans to sell, the continued refusal to offer leases longer than five years or options to renew for no more than five years raises serious concerns about their long-term intentions—particularly in

the context of potential rezoning.

Consequences of Rezoning

Rezoning the property to mixed-use with reduced commercial space would:

- **Eliminate affordable, ground-floor healthcare space**
- **Significantly increase commercial rents**, as owners seek to recoup construction and operating costs
- **Raise patient costs**, due to higher property taxes, insurance, and NNN lease expenses
- **Displace long-standing healthcare providers serving vulnerable populations**
- **Weaken the local small-business ecosystem**, particularly women-owned and women-staffed practices

Daily Traffic, Safety, and Parking Challenges Are Already Severe

As my staff and I are on-site daily from morning through evening, we routinely witness:

- Heavy congestion from nearby schools, the strip mall, the hospital, and surrounding medical offices
- Long backups and gridlock at key intersections
- Near-miss accidents involving vehicles, pedestrians, and children biking to school
- Chronic parking shortages

These issues are persistent, not occasional. The surrounding infrastructure is already at or beyond capacity.

Introducing a multi-level, mixed-use development—with additional residents, fewer commercial parking spaces, and years of construction traffic—would significantly worsen these risks. It would make the area more dangerous for schoolchildren, more congested for commuters and patients, and more challenging for small businesses to operate.

Neighborhood Character and Infrastructure Limitations

The height and density of a mixed-use development are incompatible with the surrounding one-story homes and the existing healthcare-serving district. The infrastructure—traffic flow, parking, pedestrian pathways, sewer, utilities, and emergency access—is not designed to support higher-density development at this already strained intersection. Rezoning would permanently alter the character of the neighborhood and disrupt long-standing residents and businesses.

Conclusion

For more than 40 years, this property has supported essential, community-serving healthcare providers. Rezoning would dismantle that ecosystem, reduce access to care, and displace multiple women-owned small businesses and their employees, leaving a void in local services that would be nearly impossible to fill.

I respectfully urge the Council to prioritize the stability of essential healthcare providers and the well-being of the long-term community by preserving the existing zoning and protecting

the continuity of vital healthcare services in Mountain View.

Accordingly, I request that the City Council **deny the proposed rezoning of 1702–1704 Miramonte Avenue** and pursue alternative strategies to meet state mandates.

I plan to attend the upcoming City Council meeting on December 16th to speak on this issue and will encourage colleagues and neighbors to do the same. Please send the final details regarding the date, time, and location of the meeting.

Thank you for your time and consideration of this critical community matter.

Sincerely,

Lana Shukhman, DDS

Shukhman Dental Corp.

[REDACTED]

Mountain View, CA 94040

[REDACTED]

-----Original Message-----

From: Brigitte Fox <[REDACTED]>
Sent: Monday, December 8, 2025 7:14 AM
To: epc@mountainview.gov
Subject: opposition to rezoning -1702 & 1704Miramonte/777 Cuesta

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

I strongly oppose the rezoning of the above property addresses.
Adding high density housing to our neighborhood of single family homes is simply wrong.

Brigitte Fox
[REDACTED]
Mountain View

Sent from Brigitte's pretty iPhone

From: Kristen Lenart (via Google Slides) [REDACTED]
Sent: Tuesday, December 2, 2025 9:46 PM
To: Penollar, Krisha <Krisha.penollar@mountainview.gov>
Cc: Anderson, Eric B. <Eric.Anderson2@mountainview.gov>
Subject: Presentation shared with you: "(Share) Alternative Location Proposal | Saying YES to Smart Rezoning/Growth"

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

Kristen Lenart shared a presentation

Kristen Lenart [REDACTED] added you as an editor. Verify your email to securely make edits to this presentation. You will need to verify your email every 7 days. [Learn more](#)

Hi Eric and Krisha,

Our group found many alternatives to 1702 and 1704 Miramonte for the 15 units needed. Do you mind reviewing these spots as alternatives please? Thank you!

 [\(Share\) Alternative Location Proposal | Saying YES to Smart Rezoning/Growth](#)



This email grants access to this item without logging in. Only forward it to people you trust.



Use is subject to the Google [Privacy Policy](#).

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because [REDACTED] shared a
presentation with you from Google Slides. [Delete visitor session](#)

[Google](#)
[Workspace](#)

Saying YES to Smart Zoning South of El Camino

Document Purpose

The purpose of this document is to detail out alternative options to the 15-30 units slated for 1702/1704 Miramonte.

Proposal

Remove this location from the Housing Element; Find Another Alternative for these required units.

Asks:

- Add the required number of units into existing zoning (e.g. 777 Cuesta with existing sound wall, etc)
- Reconsider locations previously reviewed (although not ideal, like those locations wouldn't create as severe and impact as Sladky/Dentists)
- Consider Senior Housing (City to fund the 15 units needed). Asking Council to relook at their budget.



Save Blossom Valley - Say Yes to Smart Zoning

[Share](#)[Copy link](#)[Edit](#)[View live](#)

Petition overview



Only **479 more** supporters to the next goal!

10,443 petition views

323 petition shares

56 promoters

Petition strength [ⓘ]

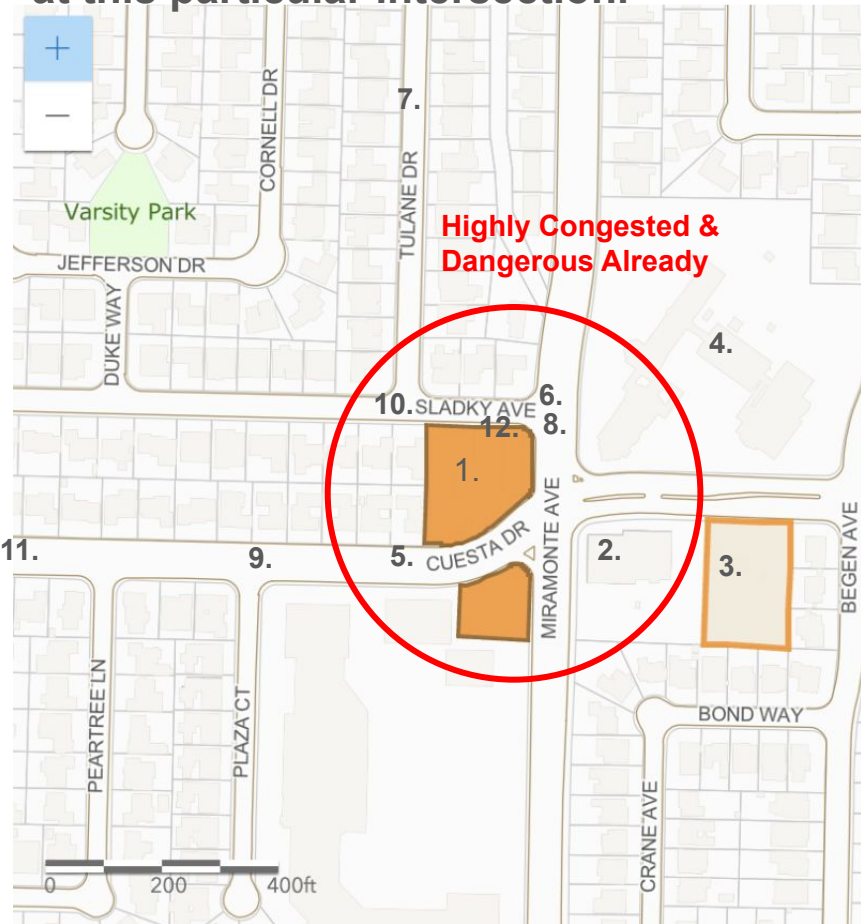


Reached your goal?

Declare victory

Issues with 1702/1704 Miramonte Rezoning: Hundreds of people have accounts of accidents, their children/parents being hit by cars, getting rear ended.

1702/1704 Not Viable for due to systemic issues with the spot - infrastructure constraints at this particular intersection.



Highly Congested & Dangerous Already

Asking (1.) 1702/1704 Miramonte (Dentist Office) to be removed from the Housing Element: Sladky/Miramonte/ Cuesta intersection

- Already severely congested intersection: Daily traffic violations, regular accidents, major traffic backups, parking overflow issues.
- Inherent infrastructure issues - uniquely shaped intersection (Sladky too close to Cuesta)

2. 777 Cuesta: Better location to absorb some units: sound wall, no systemic street issues existing and turning in (no “Sladky” effect). Different school district affects flow of drivers and bikers differently.

3. Four houses put up for sale, hard to sell currently. Better planning could have created more multi-use housing here.

4. Huge space (church) could use some of land/parking lot away from houses. No “Sladky” impact (congestion) effect.

5. Inappropriate dangers lane merging

6. Blind left turn into Sladky turning from Cuesta - no one expecting a stopped car. “No Left Turn” sign knocked down/ driven over regularly.

7. Already too much through traffic - dangerous speeding cars

8. Unfortunate death

9. Child hit - not killed - children safety is at risk already

10. 2-5 daily illegal U-Turns

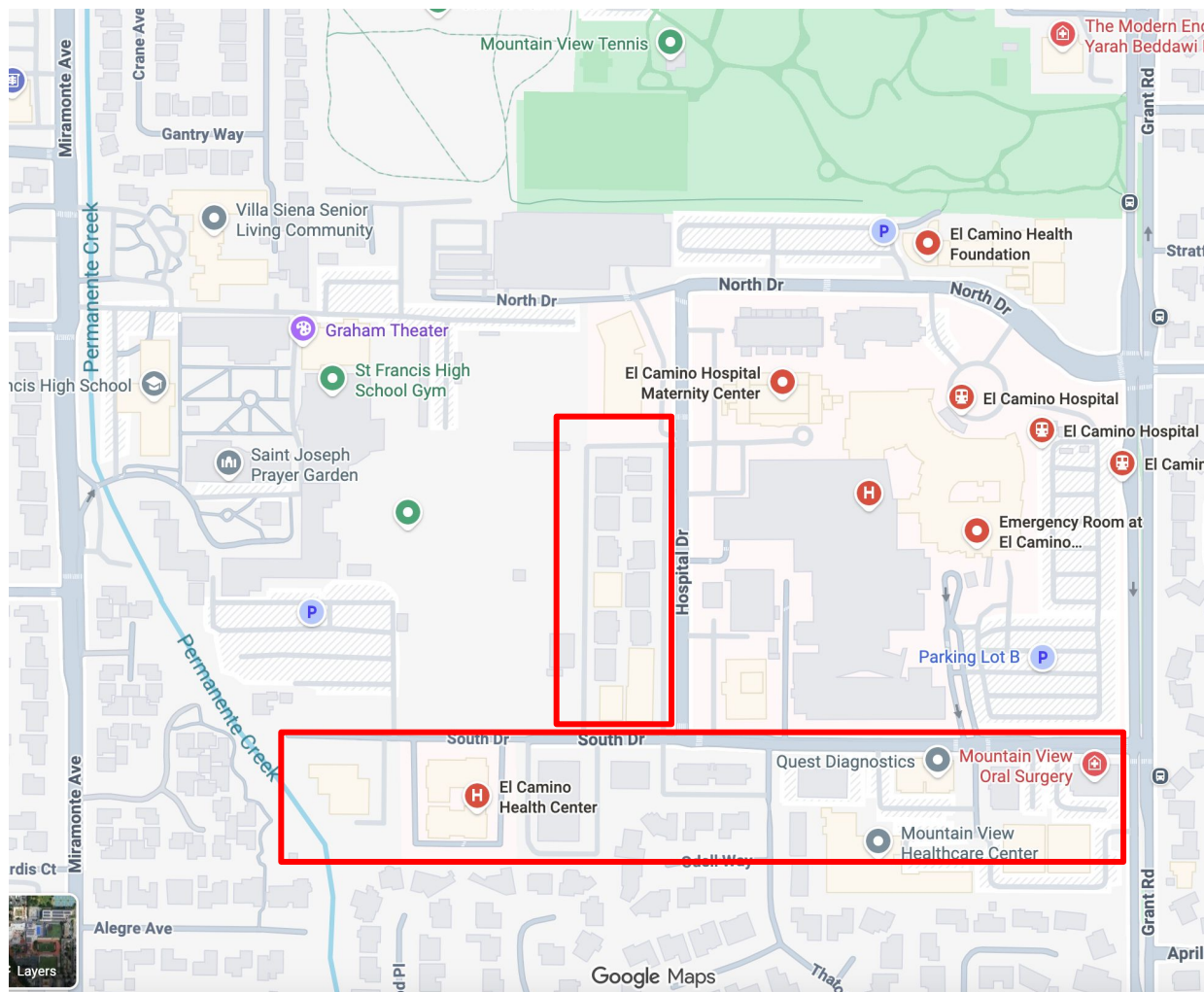
11. Fordham/Cuesta (no signal, terrifying for bikers/kids/walkers)

12. Major back ups in morning - can’t turn from Sladky to Cuesta going east to 237.

*Note: many more accidents have happened, too many to list.

Full List of Suggested Sites

Address	Details
<u>Many Businesses South of El Camino Hospital on South Dr</u>	Near El Camino Hospital. Opportunity to condense into a business park to make room for housing. Good transit. Big road to handle traffic.
<u>1160 Boranda Ave</u>	Big empty lot
<u>1172/1174 Castro Street</u>	Potential housing / parking garage in the existing parking lots
<u>1057 & 1061 El Monte Ave</u>	Between CVS and Church on El Monte
<u>996 Miramonte Ave</u> & Highway Church	Miramonte/Covington intersection
<u>1570 Grant Road</u>	Grant/Phyllis St - US Bank
<u>1949 Grant Road</u>	End of Cuesta at Grant
<u>2204 Grant Road</u>	Grant & Cuesta
<u>900 Miramonte</u>	AAA (Park Dr and Miramonte) -close to El Camino but set back
Grant Road between Phyllis/Marten to El Camino Opposite of Grant Road Shopping Center	Look to investigate any spots in here.
1429 Grant	Dentist office across from Nob Hill
<u>777 Cuesta Dr</u>	Ask to absorb needed sites into existing zoning intentions. Sound wall exists, fewer houses impacted, no Sladky intersection issues, people travel north for schools (Mtv schools, not Los Altos)



Many Businesses South of El Camino Hospital on South Dr:

- 2660 Grant
- 105 South Drive
- 205 South Drive
- 305 South Drive
- 2500 Hospital Drive
- 485 South Drive
- 505 South Drive
- 515 South Drive
- 525 South Dr
- 285 South Dr
- 125 South Dr

PRO:

- Are existing businesses
- Not immediately impacting residential
- A business park could condense the businesses

CON:

- Don't know about ownership/leasing or interest in selling
- Many businesses provide much needed healthcare, and would need to be relocated to avoid disruption to community

Types of businesses: Medical imaging, Oral Surgery, Dentistry,



Address: 1160 Boranda Ave

PRO:

- Big largely empty flattened lot
- Excellent access to Graham and Bubb (elementary and middle schools)
- No disruption to existing small businesses
- Minimal residential neighborhood impact
- Relative proximity to El Camino as major traffic corridor / transportation hub

CON:

- Property owner has historically been uninterested in creating an easement for a school passage; likely disinterested in selling.



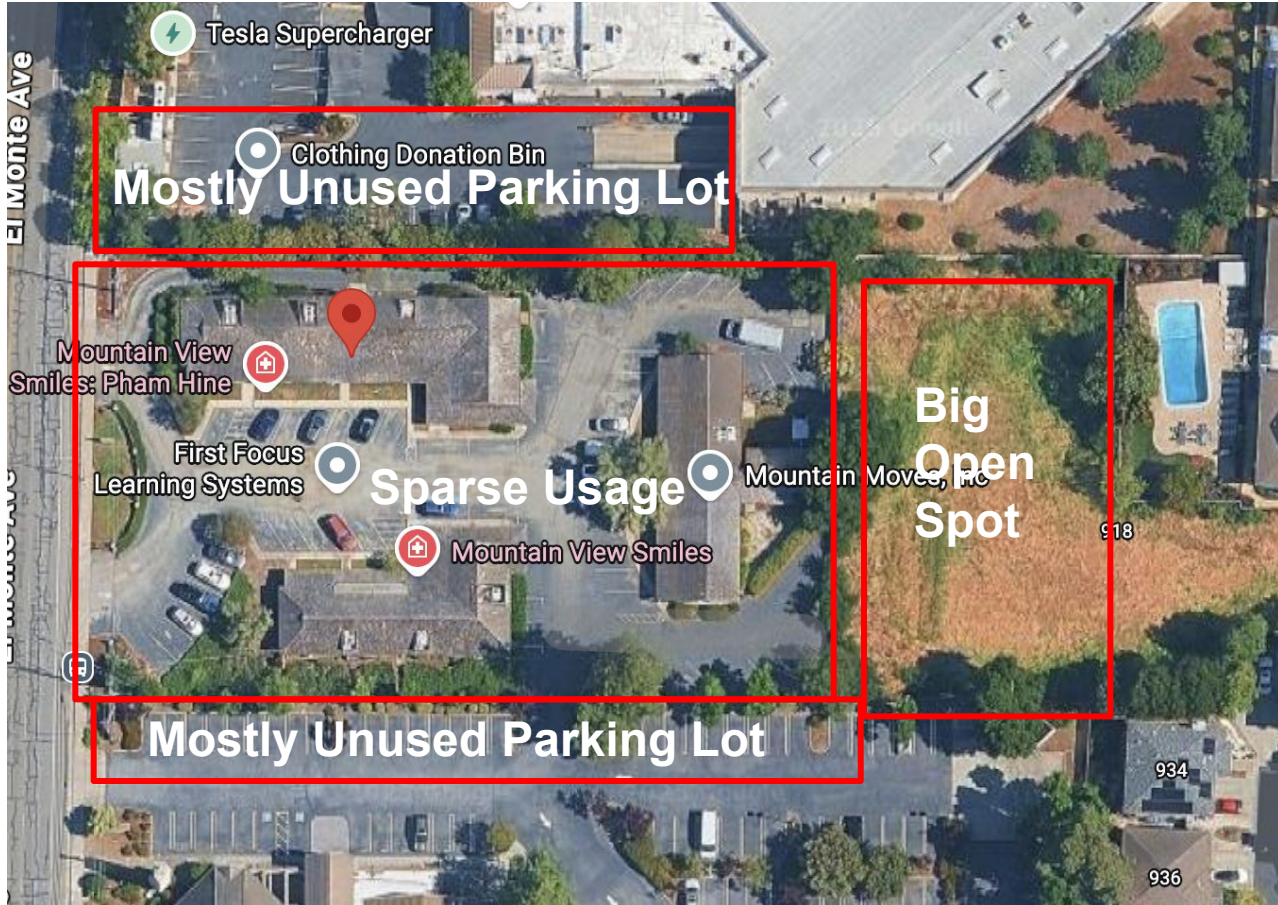
Address: 1172 / 1174 Castro St

PRO:

- Big spot for commercial
- Proximity to El Camino as major traffic corridor / transportation hub
- Could use some of the parking lot for housing, and some of the parking lot for a parking garage
- No/Minimal residential neighborhood impact

CON:

- Palo Alto University using it; unclear lease



Address: 1057 & 1061 El Monte Ave

PRO:

- Big spot for commercial
- Proximity to El Camino as major traffic corridor / transportation hub
- Could use some of the parking lot for housing
- Near Commercial (between church and CVS)
- Minimal to no impact on existing residential

CON:

- There is a reason this was left off—there was a story several years ago about potential redev; need to find it to see the issues there



Address: Highway Church Parking Lot

PRO:

- Mostly unused land (parking lot)
- Using street parking for church one day a week is less of an impact on the sitting than a huge vacant parking lot

CON:

- Church ownership/use
- Different housing #/requirements for church related sites
- (Already zoned by right, no known interest to redevelop)

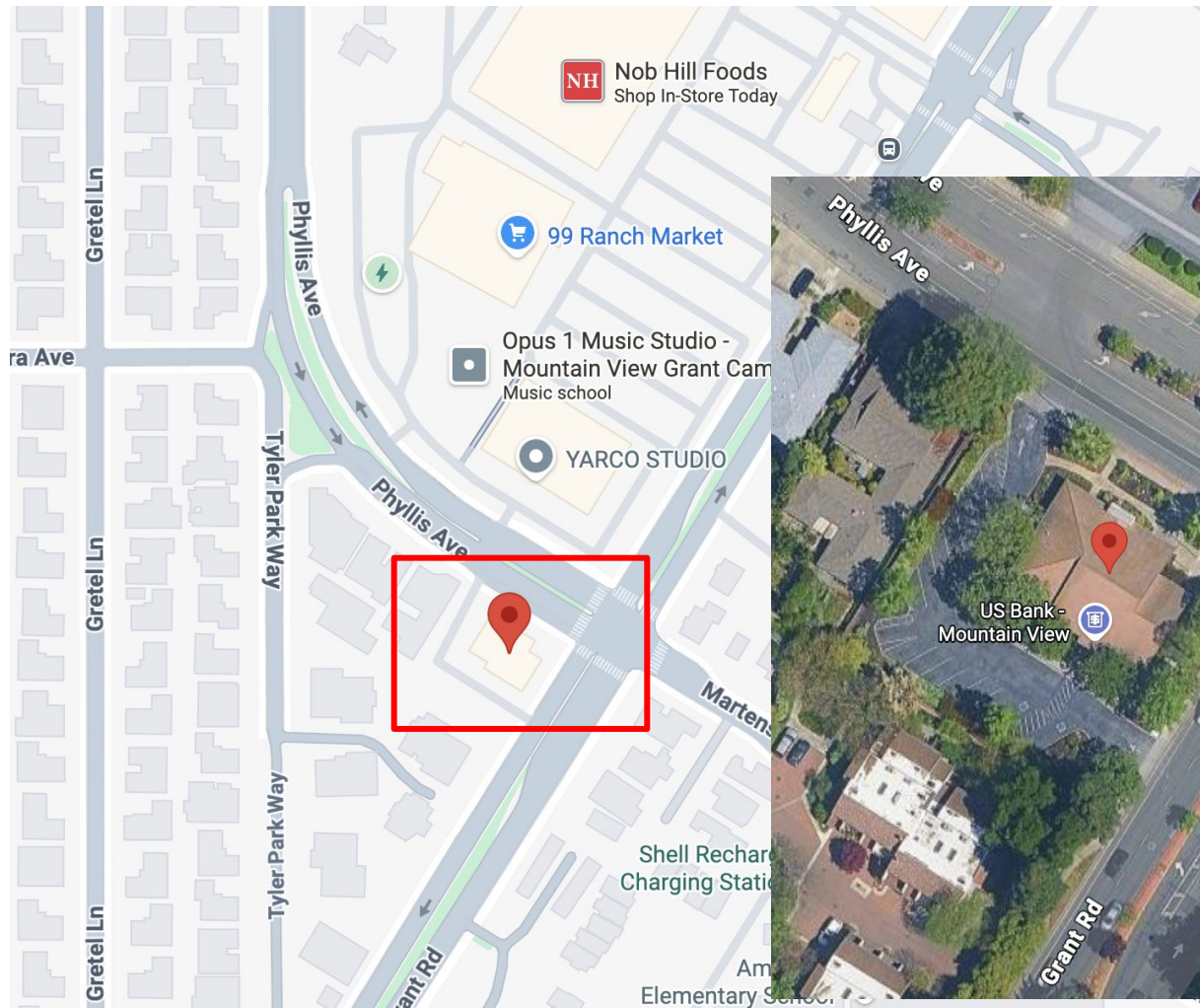
Address: 996 Miramonte

PRO:

- Existing commercial spot
- Potential to build

CON:

- TBD



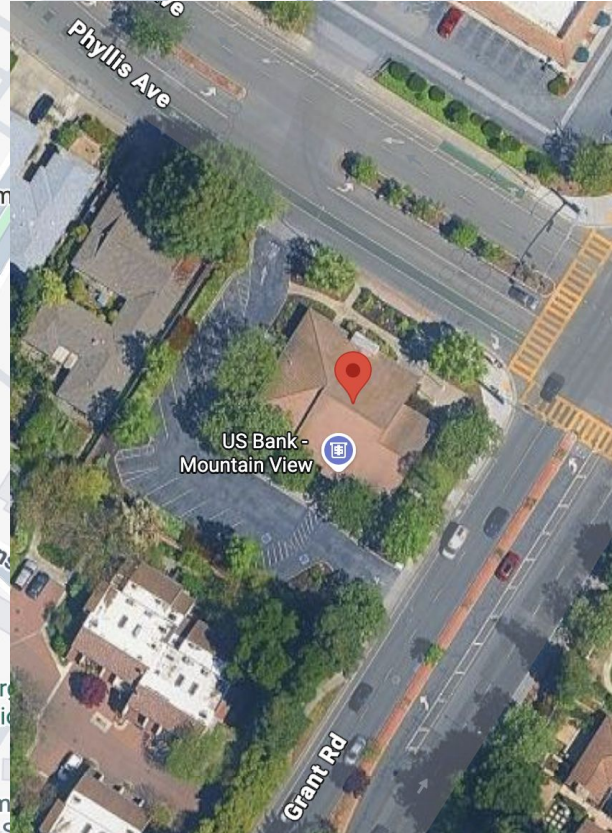
Address: 1570 Grant Road

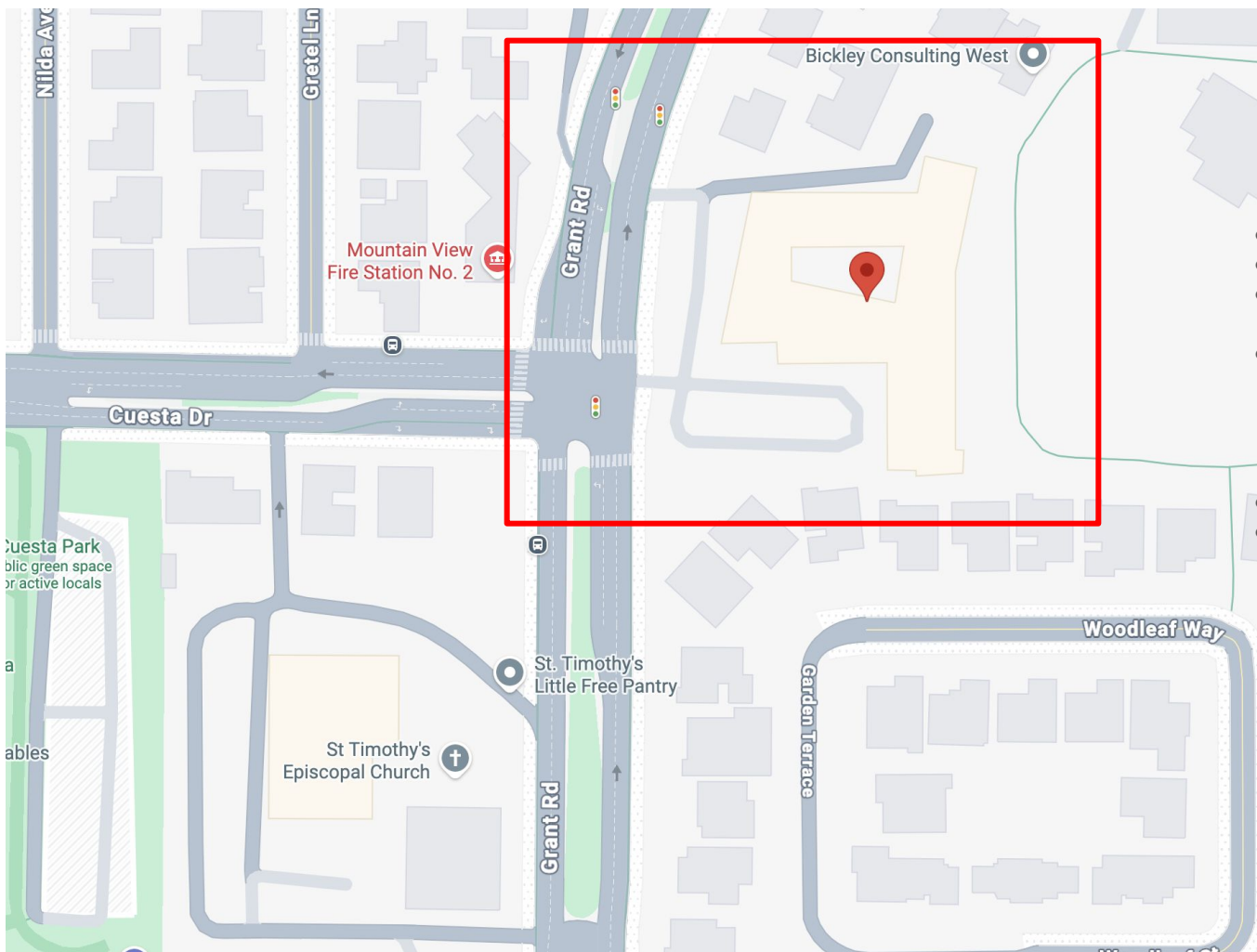
PRO:

- Currently Commercial
- Big parking lot
- Relative close proximity to El Camino as major traffic corridor / transportation hub

CON:

- Unknown ownership / interest in selling





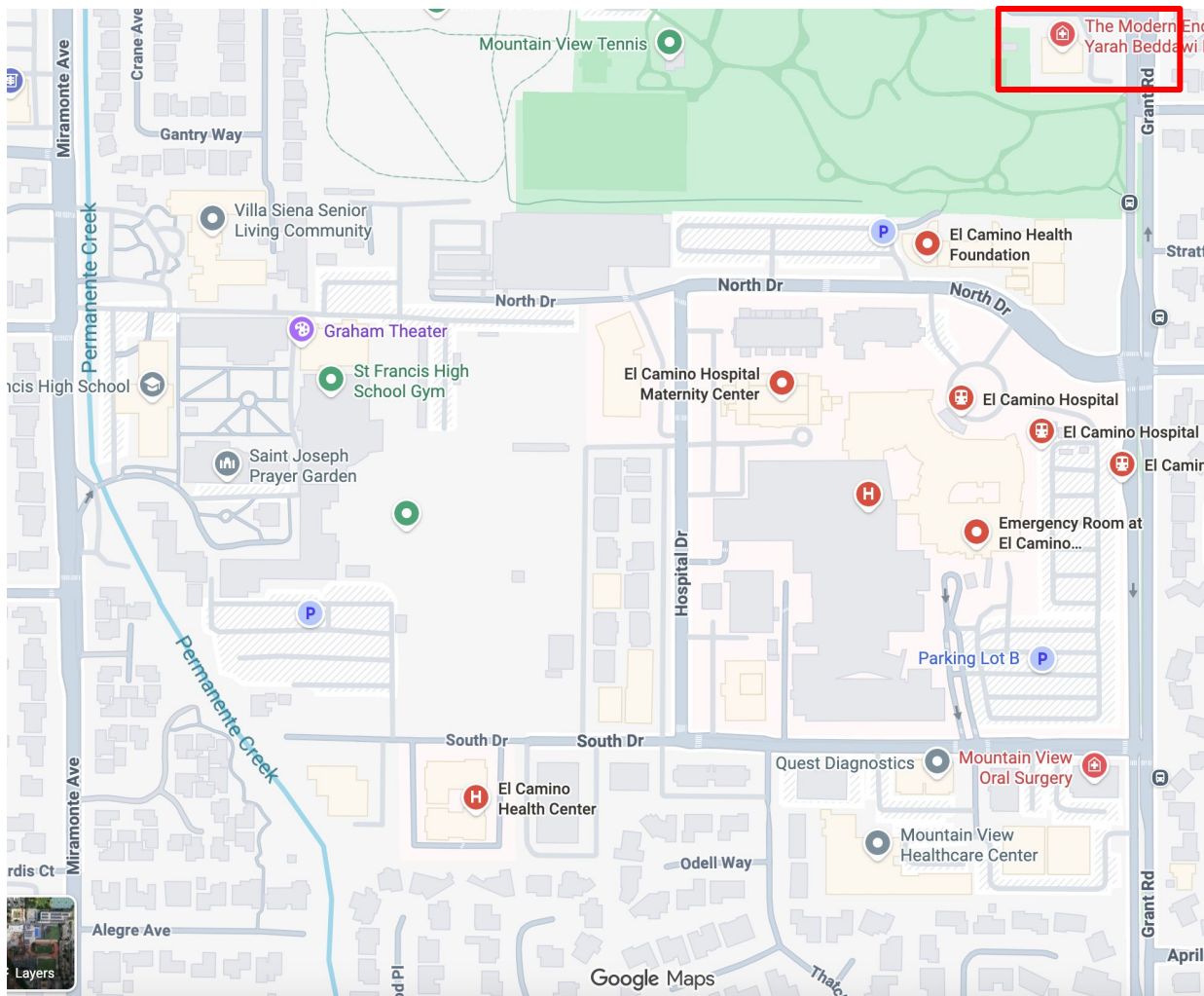
**Address: 1949 Grant Road
(Camino Ridge Post Acute - skilled
nursing rehabilitation facility)**

PRO:

- Opportunity to build higher
- Very large area
- Easy to mitigate impact on existing residential
- Right next to elementary school (which creates less traffic)

CON:

- Unknown ownership
- Serves critical need for post acute care



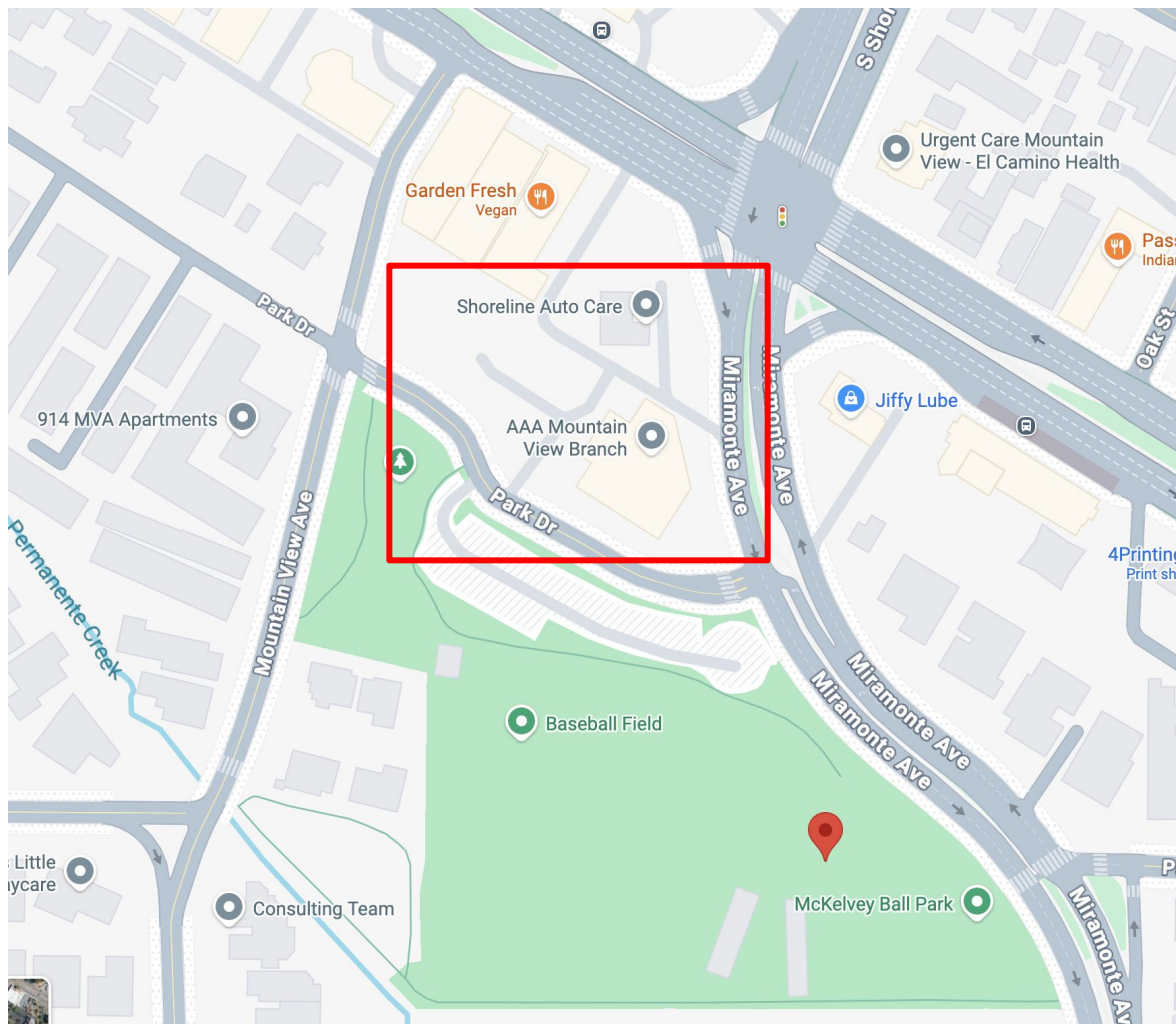
Address: 2204 Grant Road

PRO:

- Near a park
- Near two big streets that could handle the traffic

CON:

- Using it: Stanford peds and El camino Health



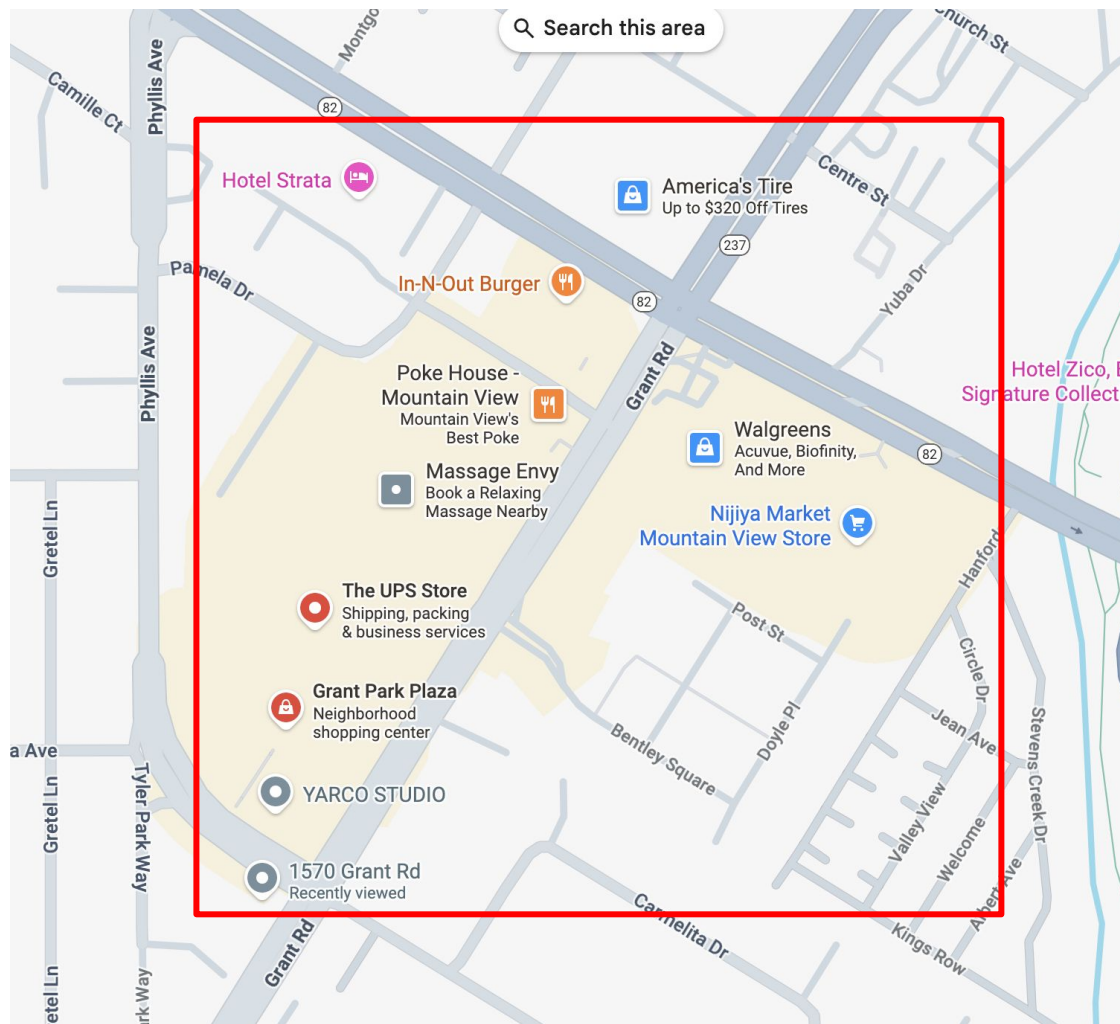
Address: 900 Miramonte

PRO:

- Currently Commercial
- Big open spaces
- Near a park
- No residential impact
- Already near higher density apartments (not single family homes)
- Proximity to El Camino as major traffic corridor / transportation hub

CON:

- Close to el camino, but set back a little. Could be a compromise.
- Health clinic serves community, would need to be relocated



Grant Road between Phyllis/Marten to El Camino
Opposite of Grant Road Shopping Center

Pros:

- Big Commercial land
- Is there room for anything in this area?

Cons

- Most of this was not considered an opportunity site already; Walgreens center has had previous development proposals that stalled or got pulled. Need research



1059-1060-1061 El Monte Ave Mountain View CA

Pros:

- Big lot size
- Next to big Commercial Complex
- Proximity to El Camino as major traffic corridor / transportation hub
- Great schools, high opportunity area

Cons:

Potential impact to existing dentists and businesses



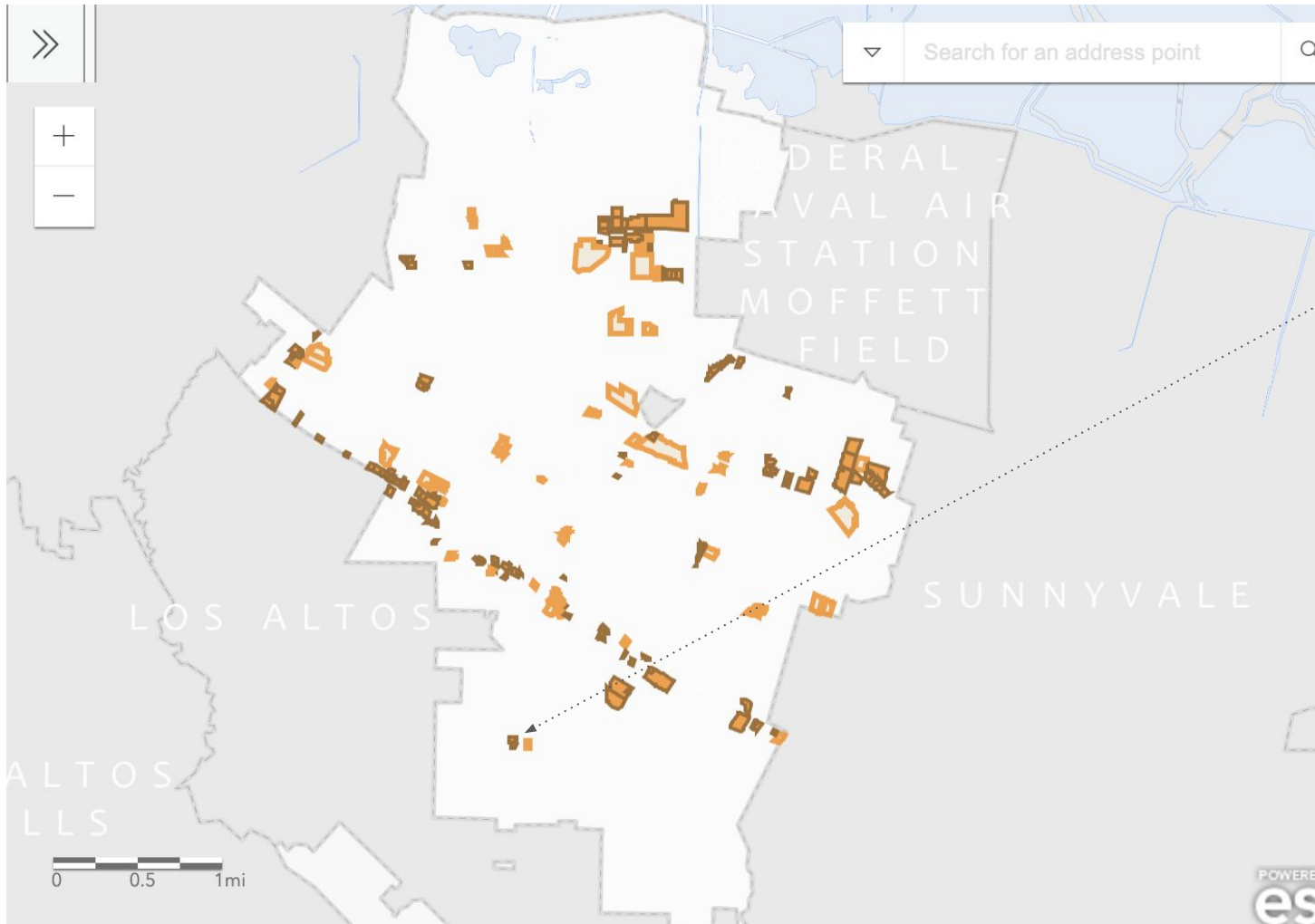
Address: 777 Cuesta (Corner of Miramonte / Cuesta)

PRO:

- Opportunity to add the necessary 15 units here
- Big lot
- Has existing sound wall
- Traffic for schools goes north, not south (prevents Sladky traffic issues)
- Contained area not impacting children and neighborhood safety
- Huge parking lot

CON:

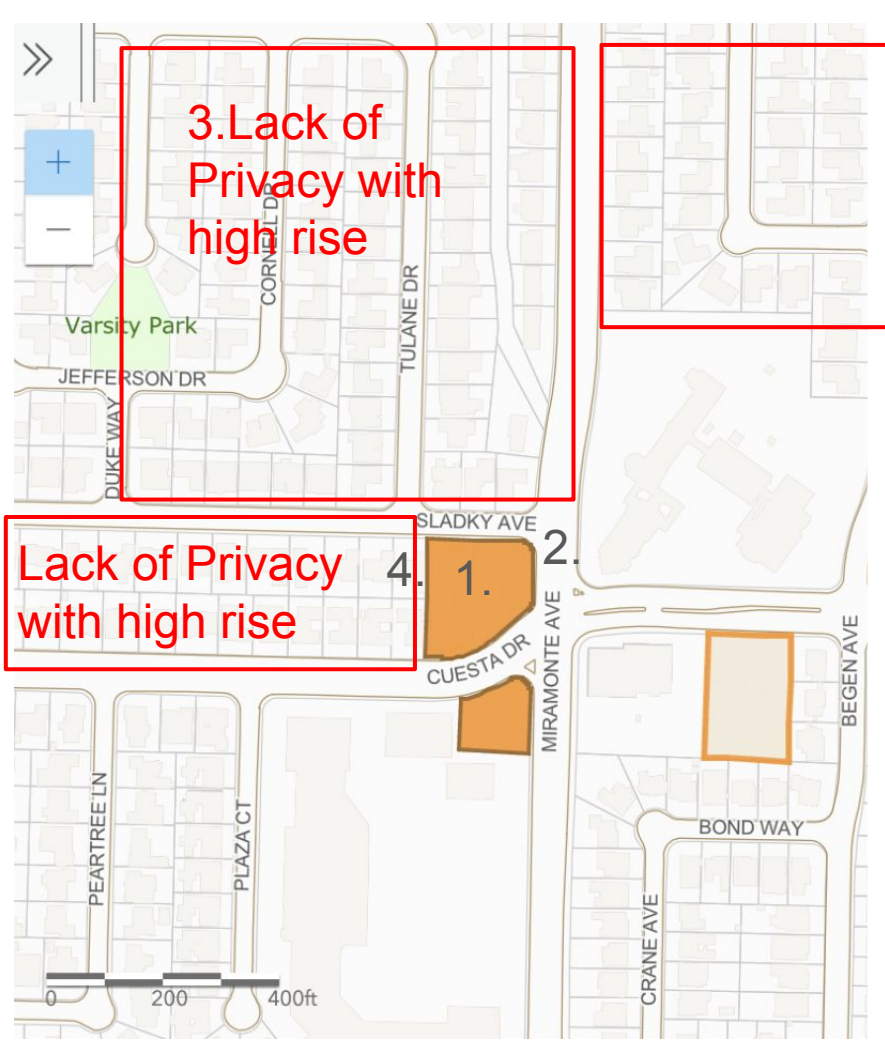
- Impact on housing further south, albeit it smaller impact / fewer people



Sites Below El Camino

- Sites below El Camino need special attention due to high # of roads not slated for congestion and higher traffic, more environmental issues and complexities
- Need EPC to do detailed assessments (not just state minimums)
- New high density at this particular intersection will wreck currently critically bad traffic
- Can't build below ground for parking (Permanente River)
- Unique to 1702/1704 Miramonte - traffic to seven close schools congests the site (2600+ kids/family traveling through)

Net net: Building below El Camino is not impossible but takes more planning, dedication, and solutions before rezoning. Rushed decisions are detrimental to all.



3. Lack of
Privacy with
high rise

4. Lack of Privacy
with high rise

ISSUES:

1. Impacted site: 1702/1704 Miramonte (Dentist Office). Sladky/Miramonte/ Cuesta intersection
2. Traffic violations, accidents, backups, parking issues
3. A 4-8 story high rise will oversee entire sections of neighborhoods. Blocking of light, solar panels. Eliminate any backyard privacy. This feels like a violation of space.
4. No distance from commercial to residential. A highrise reduces light, privacy, safety (kids), wellbeing.

From: i wada [REDACTED]
Date: December 8, 2025 at 2:15:32 PM PST
To: "Kamei, Ellen" <ellen.kamei@mountainview.gov>, "Penollar, Krisha" <Krisha.Penollar@mountainview.gov>, "Anderson, Eric B." <Eric.Anderson2@mountainview.gov>
Cc: blossom-valley-working-group [REDACTED]
Subject: 1702-1704 Miramonte Ave Rezoning

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

Dear Mayor Kamei,

We are writing to you with a grave concern regarding the impending rezoning of a parcel near our home. We just became aware of this proposed rezoning when we received the postcard notice from the City of Mountain View in October regarding EPC meeting where all the property listed were approved to be recommended to City Council for rezoning despite our neighborhood's concerns expressed at the meeting.

The 1702-1704 Miramonte is a parcel of trapezoid shape that is surrounded by two major arterial streets (Miramonte & Cuesta) and a small residential street (Sladky Ave). The intersection of Miramonte and Cuesta is so busy and congested during traffic hours, we have been in fear of the children biking to schools. In fact, both of our two sons had a close encounter with vehicles in and near this intersection while biking to school. A pedestrian in our neighborhood was seriously injured by a car crashing into a parked trailer while walking on a sidewalk on Cuesta. The Cuesta Avenue curves quite sharply at this intersection and narrows into one lane right next to this parcel. If the driver is going fast and is not paying attention, there is a high chance of accidents here. There have been numerous accidents (including one fatality) in this intersection over the years, the latest accident in October of this year. Adding high density development traffic and ingress/egress of vehicles at this intersection will create an already dangerous situation much much worse. We also have been reading that the recent high-density and mixed use projects in Mountain View have often exceeded the zoned density limits due to builder's bonus laws. If rezoned, we are afraid that this will

happen to this parcel as well.

Our streets, Sladky Ave and Tulane Dr have been struggling with parking overflow from the this property (currently mostly dental offices) for more than 10 years. We have contacted the City of Mountain View Planning Department, Council Members, and the Code Department since 2017 and no workable resolution of the current situation has ever been put forth. We can't imagine what our streets will look like with undoubtable parking over flow from a high density housing at this corner.

We chose to live in this neighborhood 25 years ago because this is a safe, walkable and family friendly neighborhood. Our children walk or bike to school and play outside. We meet many neighbors in our daily walks at all hours. The rezoning will open the door to a high density development that will be detrimental to our day-to-day livability of the neighborhood.

Please help us preserve our neighborhood safe and walkable by removing 1702-1704 Miramonte Ave parcel from the rezoning.

Sincerely,

Inhwa & Russ Wada

A solid black rectangular box used to redact the signature of the sender.

From: [Daniel Eide](#)
To: [City Council](#)
Subject: Opposition to Rezoning – 1702 & 1704 Miramonte Ave. / 777 Cuesta Dr. (Increased Safety Risk & Spot Zoning)
Date: Monday, December 8, 2025 8:02:03 PM

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

Dear City Council member,

I'm writing to express my strong opposition to the proposed rezoning of 1702 and 1704 Miramonte Ave, and 777 Cuesta Drive.

As a homeowner and resident of Varsity Park, I am concerned that this type of rezoning will create a negative impact on our normally quiet, peaceful neighborhood and its establish character.

My primary concern is public safety. Thankfully over the years my children have been able to safely walk and bike to nearby Varsity Park, Cuesta Park and local shops. However if this proposal goes forward and multi-story apartments are built in this location, we risk creating a much too busy street condition that is unsafe to all. We already have a challenging situation with Sladky Ave. being so close to the Miramonte/Cuesta intersection.

Now that my children regularly bike to MVHS and Bullis Charter, I am very aware of the many cars that frequent the intersection of Miramonte and Cuesta Dr. Even with current levels of traffic, my son has told me of several close calls he's had with cars cutting him off as they turn into the drive ways at this intersection. If anything we need safer bike infrastructure, not dozens of more units at this corner.

Lastly I have to say this proposal strikes me as unusual, given that we have only small scale buildings even for the commercial properties. Why do we want to change the nature of our neighborhood when there are better alternative sites that are a) closer to public transportation and b) closer to urban centers?

I hope the city council reconsiders this plan and does NOT APPROVE this rezoning proposal for these locations. At the very least, can you commit to first conducting the necessary traffic impact and safety studies before moving forward?

Sincerely,

Daniel Eide
Concerned resident of the Miramonte & Tulane Neighborhood