



Mountain View Coalition for Sustainable Planning
Mountain View, CA 94041

October 28, 2013

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

Re: Item 3.1, Council Study Session, October 29, 2013: 405 San Antonio Road

Dear Mayor Inks and City Council members:

The Mountain View Coalition for Sustainable Planning, a group of Mountain View residents that is not affiliated with any other organization, would like to comment on Question 4, one of the issues that Staff is asking Council's opinion on.

This concerns a letter that Michael Grehl of Merlone Geier Partners wrote to Peter Gilli on October 23, suggesting that Staff might want to consider processing the requested entitlements for Phase II as a P District rather than as an amendment to the San Antonio Center Precise Plan.

The staff report for this item, pages 26-27, states that

"The primary difference between the two approaches is the potential scope of the P(9) Precise Plan Amendment could include discussion of land in the shopping center outside of MGP's control. Staff has expected the P(9) Precise Plan Amendment would only consider the MGP Phase II property, but the P District approach makes this more formal and clear."

We have been wondering about the motivation for Mr. Grehl's letter, since requests like this are not usually for the sole purpose of accommodating Staff. Before Council comments on Question 4, we hope that they will verify that in a P District scenario, the following would still occur:

1. Application of mandates for this development related to the in-progress new San Antonio Precise Plan (SAPP), covering the entire San Antonio Change Area. Staff and Council have previously indicated that the new SAPP standards will be required.

2. Resolution of any problems that the proposed project will cause for people living, working, doing business, or travelling in the entire area, not just on the land that MGP controls; and especially those problems related to contiguous properties. Staff has said that this geographic "scope" issue is the most significant difference between the two types of zoning. What are the likely specific impacts on life in Mountain View if a P District process is selected?

We would also like to commend Staff highly for the excellent suggestions in this report for improving design of the project. We hope to see, among other things, additional mobility improvements (including full mode separation for everyone walking, biking, or driving within the project), and other design changes that will make it a more pleasant place to be in.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron L. Grossman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Aaron L. Grossman
for the Mountain View Coalition for Sustainable Planning

cc: Randy Tsuda
Peter Gilli