



District Office
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September 6, 2019

City Council
City of Mountain View
500 Castro Street
Mountain View, CA 94039-7540

Re: North Bayshore Precise Plan ("NBPP"): Sobrato negotiations

Dear Honorable Council Members:

On the City Council Agenda for September 10 (item 7.2) is 1255 Pear Avenue development in the North Bayshore Precise Plan ("NBPP"). We note that the City is considering issuing building permits to the developer, the Sobrato Organization ("Sobrato"), prior to satisfying all necessary conditions of approval(s) ("COA(s)"). As the City Council recalls, it required Sobrato to comply with the Local School District Strategy as part of its COAs through a legally binding agreement with the School District before it proceeds with Council approval, and recommended that a \$12 million payment by Sobrato to the District was expected.

Any proposed residential development in North Bayshore requesting FAR (Floor Area Ratio) above the Plan's 1.0 residential Base FAR shall also submit to the School District and the City, a Local School District Strategy intended to support new local schools in or adjacent to the North Bayshore Precise Plan area. The School District and the Developer shall meet and confer in good faith to develop the School District Strategy to support new local schools. The School District Strategy shall be memorialized as a legally binding agreement. The strategy may include, but is not limited to, land dedication for new school development; additional funding for new school development; TDR strategies to benefit developer(s) that provide new school facilities, benefitting new school facilities; or other innovative strategies supporting schools. (3.4.5 Item 4, pg 100).

While the District and Sobrato have been meeting in good faith over the last year, we have not reached a legally binding agreement. For that reason, we ask that you delay decisions on this matter until details can be worked out between Sobrato and the District. The District is opposed to the City issuing building permits to Sobrato prior to Sobrato's execution of the development agreement that is still being negotiated.

While we hope that the most recent version of the development agreement the Districts provided to Sobrato will be signed soon, we respectfully request that the City not issue any building permits to Sobrato for any work in the NBPP area until a final development agreement is fully executed by Sobrato and the District.

We thank you for your attention to this important matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'AR', with a long, sweeping horizontal flourish extending to the right.

Ayindé Rudolph, Ed.D.
Mountain View Whisman School District Superintendent

Cc: Dan Rich, City Manager

Cc: Martin Alkire, Principal Planner

Cc: Krishan Chopra, City Attorney

Good Evening Honorable Council,