



**LEAGUE OF WOMEN VOTERS
of the Los Altos-Mountain View Area
97 Hillview Avenue, Los Altos, CA 94022**

September 6, 2011

Chairperson Trontell and Members of the Environmental Planning Commission
City of Mountain View
500 Castro Street
Mountain View 94041

Re: Agenda Item #5.1 Study Session: Proposed General Plan Map Amendment and Rezoning 2650-2656 El Camino Real West - September 7, 2011

Dear Chairperson Trontell and Environmental Planning Commissioners:

The League of Women Voters of the Los Altos-Mountain View Area would like to comment on the proposed plans for redevelopment of the San Antonio Inn site. We are most concerned about the lack of any mention of affordable housing. We recognize that the Palmer decision means that the City cannot require below-market-rate units on the site. However, we also understand that these units can be provided pursuant to a Development Agreement.

Because the developer is requesting to proceed with significant zoning changes prior to the adoption of the 2030 General Plan, we believe this provides an opportunity for a Development Agreement. We would hope that this issue would be discussed at these early stages of development review, keeping in mind that the City is considering adopting an impact fee ordinance with regard to rental housing developments and, also, that SB 184 may become law by the time these proposed rental units are built. If the latter occurs, the City would once again be able to enforce the inclusionary housing ordinance adopted years ago.

We support higher density along El Camino and agree this is an ideal site for rental housing. We also support the Grand Boulevard Initiative ("GBI"). Based on the staff report, it appears there needs to be further discussion as to whether or not the project meets all the GBI guidelines as well as other design guidelines.

We are hopeful that a park can be built on the Hetch-Hetchy parcel and also that the developer will consider providing transit passes for its tenants, one way to ensure that the proposed parking is sufficient. We also hope that unbundled parking will be considered as a way to reduce parking requirements. Thank you for the opportunity to provide input.

Sincerely yours,

Donna Yobs
1157 Karen Way
Mountain View, CA 94040
Co-Chair, Housing Committee
LWV of the Los Altos-Mountain View Area

Cc: Randal Tsuda
Martin Alkire
Eric Anderson

Melinda Denis
Jannie Quinn