



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

September 1, 2014

Chair Cox and Members of the Environmental Planning Commission
City of Mountain View
500 Castro Street
Mountain View 94041

Re: Environmental Planning Commission Meeting, September 3
Agenda Item 5.1 - Review of North Bayshore Precise Plan

Dear Chair Cox and Members of the EPC:

The LWV would like to offer some initial comments on the Public Draft of the North Bayshore Precise Plan (NBS PP). As we have written before, we believe that the North Bayshore Precise Plan (and the General Plan which governs the Precise Plan) should consider allowing additional residential uses in North Bayshore.

Transportation issues are obviously a major issue in this regard. However, transportation issues are also a major issue in the Precise Plan currently being reviewed, even though this draft Precise Plan doesn't include any possibility of new housing in North Bayshore.

Obviously, any consideration of additional housing should take into account the unique natural habitat and wildlife features of this area, including sea level rise. We understand that it should be possible to introduce additional housing in selected areas of North Bayshore without disrupting the ecosystem, if best practices are followed. We believe this possibility should be studied, not discarded out of hand, as it was in the General Plan.

Allowing additional housing in North Bayshore was the environmentally superior alternative in the General Plan study. This might help with the transportation issues and at the same time reduce Greenhouse Gas emissions, as a certain number of people would be closer to work. We urge the City to reconsider this alternative, particularly since the jobs/housing imbalance continues to worsen, and jobs being added to the North Bayshore are a major contributor to this problem. In our opinion, allowing additional housing in North Bayshore would not be a total solution, but could play a significant role in alleviating this issue. Therefore, we urge the EPC to recommend to Council that they initiate a process to allow reconsideration of additional residential uses in North Bayshore. Thank you for considering our input.

Donna Yobs
Co-Chair, Housing Committee
LWV of the Los Altos/Mountain View Area

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