



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

April 30, 2013

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

Re: Environmental Planning Commission Meeting, May 1, Agenda Item 3.1 – 1616 ECR West

Dear Chairperson Matichak and Members of the EPC:

The League of Women Voters of the Los Altos-Mountain View Area would like to comment on the request for a rezoning for 1616 El Camino Real West by Prometheus to a P District, amending the P District that was granted to the Tropicana site.

We continue to believe that whenever the City is granting a developer a zoning change of any sort, this provides an opportunity to request below-market-rate (BMR) units in return for concessions the City may be offering them, in addition to those that the developer might provide instead of paying the rental housing impact fees required by the City.

In this case, the developer is requesting a zoning change prior to the City's completion of the El Camino Real Precise Plan, as well as requesting other concessions from the City. The early rezoning would allow the developer to proceed much faster than would happen if the developer had to wait until the Precise Plan and zoning changes are complete. The savings in time provided to Prometheus is significant in economic terms.

With regard to the rental housing impact fee, we hope that the City will negotiate with the developer to encourage that BMR units be built as part of the project. It is critical that staff provide a methodology and calculation that is transparent to all, showing what the equivalent number of BMR units would be if the developer were to elect to build the units rather than pay the fee. We have been dismayed that recently this developer has waited till the Council meeting when the project is scheduled for approval to propose the number of BMR units that might be built. We believe that the methodology for establishing the number of BMR units that would be equivalent to paying the impact fees should be discussed at the Study Session level, thereby giving the EPC and the public an opportunity to weigh in on this issue early in the process. We understand that the exact calculation of the equivalent number of units cannot be done until the square footage of the project is known.

Thank you for considering our 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: Peter Gilli, Scott Plambaeck, Linda Lauzze, Randy Tsuda, Dan Rich, Jannie Quinn