



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

October 3, 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 Zoning Map Amendment and Development at 111 North Rengstorff Avenue

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 Northpark Apartments by Prometheus.

We are most concerned about the lack of any mention of affordable housing. As you know, because of the Palmer decision, Prometheus is building far fewer below-market-rate units ("BMR's") on the Minton's site than they had originally discussed when seeking our support for the project.

We would like to see this issue addressed as early as possible. We were pleased to observe the discussion by the EPC at the Study Session for the San Antonio Inn site, where many of you noted your concern that the BMR issue was both important and should be considered early on. We know that you understand that despite Palmer these units can be provided pursuant to a Development Agreement. Because the developer is requesting higher density than is presently allowed at the site, this provides an opportunity for a Development Agreement.

The City Council is scheduled to have a Study Session on November 1st regarding an impact fee ordinance for rental housing developments, with a decision on such an ordinance in early December. Also, 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. For all these reasons, we believe the BMR issue should be considered early in the project planning stages.

In relation to parking on this site, we hope 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
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