



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

July 1, 2012

Mayor Mike Kasperzak and Members of the City Council  
City of Mountain View  
500 Castro Street  
Mountain View, CA 94041

Re: July 3, 2012 Council Study Session re General Plan

Dear Mayor Kasperzak and Members of the City Council:

The League of Women Voters of the Los Altos-Mountain View Area would like to compliment the staff and Council on what we believe is overall an excellent forward-thinking General Plan. We believe that the long process, with considerable resident input, has resulted in a General Plan that generally supports sustainability.

However, we do have several concerns. First, with regard to the alternatives for the North Bayshore area, we hope that the Council will reconsider allowing residential units in this area. We were pleased to note that the EPC would like to see the possibility of housing here. We believe that the Council should carefully review the results of the EIR, which showed that allowing residential uses in the North Bayshore would reduce traffic and emissions; we are disappointed that Council on April 21st removed from the General Plan even any future consideration of housing in this area.

It is important to note that in order to meet CEQA standards, 500,000 square feet of office/commercial had to be removed from the North Bayshore area just to balance the removal of an additional 1,100 housing units, which had been proposed. We think that the desirability of reducing VMT by allowing housing here, as pointed out in the EIR, should lead the Council to reconsider this issue. We would hope that the 1,100 units proposed would be a beginning and perhaps more dwelling units could be considered later.

Presently, the jobs/housing imbalance in Mountain View is far from ideal; allowing housing in the North Bayshore would help this imbalance rather than exacerbating it. We believe that issues of liquefaction, sea level rise and protection of wildlife habitat can be considered before housing is actually approved for the area. Once the Council has the results of the transportation and sea level rise studies which are underway, it can then better decide how much housing, or whether any housing, should be allowed in the North Bayshore, but to preclude it all now (other than by a future General Plan Amendment) appears to be the wrong decision. These issues can be resolved through the Precise Plan process and as specific developments are proposed.

Otherwise, we would like to see the flexible incentive-based land use policies incorporated, which would allow greater intensities at key locations balanced by significant community benefits. These public benefits can be discussed as projects are proposed. We think this flexibility is especially important along El Camino Real, but would like to see it adopted for all the change areas.

We applaud all mention of pedestrian and bike-friendly improvements in the General Plan. Finally, as we have said repeatedly, we wish the General Plan would pay more attention to affordable housing, focusing on strategies to encourage development of a more diverse housing stock. Those with lower incomes need housing near their jobs and services, just as the high-tech workers are being provided with luxury-level rental housing near their jobs. Earlier drafts of the General Plan addressed the lack of affordable housing and specifically called out the desire of the community for Mountain View to continue to be a city that prides itself on its diversity.

Thank you for the opportunity to provide input. And, again, thanks to staff and community leaders for the hard work and commitment that has gone into creating this new General Plan.

Sincerely yours,

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

Cc: Randy Tsuda  
Martin Alkire  
Dan Rich