



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

April 17, 2016

Chair Capriles and Environmental Planning Commissioners
City Hall, 500 Castro Street
P.O. Box 7540
Mountain View, CA 94039-7540

Re: April 20, 2016 EPC Study Session Agenda Item 5.1, Companion Unit Update

Dear Chair Capriles and EPC Commissioners,

The League of Women Voters supports actions that provide affordable housing for all Californians. Based on this position, we look forward to an update of the City's Companion Unit Regulations. Such units are a great way to increase the number of people able to live in Mountain View, without negative impacts on existing single-family neighborhoods. It is proposed to keep existing setback rules and companion unit size limits, for example.

We support the proposals to remove a minimum lot size for the main dwelling, while keeping restrictions on the parcel's total FAR. We also support elimination of parkland-in-lieu fees for ADUs, since these add a significant cost to construction but would not cumulatively contribute a significant amount of money to the dedicated fund for parkland. We also support lowering parking space requirements to one per ADU.

An issue mentioned early in the staff report but then not reported on further was the need to ensure that these units are not used for short-term rentals. We strongly support such a restriction.

Thank you for considering our comments.

Sincerely,

Donna Yobs
Co-Chair, Affordable Housing Committee
League of Women Voters of Los Altos/Mountain View Area
Mountain View, CA 94040

Cc: Diana Pancholi
Martin Alkire
Terry Blount