



**LEAGUE OF WOMEN VOTERS
of the Los Altos-Mountain View Area**

October 15, 2016

Mayor Bruins and Members of the City Council
Chair Moison and Members of the Planning and Transportation Committee
City of Los Altos
1 N. San Antonio Road
Los Altos, CA 94022

Re: Joint Study Session, October 18, 2016

Agenda Item#1 - El Camino Real Corridor

The LWV supports affordable housing and also supports increased density where appropriate. The LWV also supports mixed-use housing, housing near transit, inclusionary zoning, and incentives for development of affordable housing. The LWV also supports multi-modal, efficient...safe transportation...and viable alternatives to reduce vehicle miles traveled, and has a very specific position to encourage use of bicycles.

As many of you have already stated, the most appropriate area in Los Altos for increased density is along El Camino Real. This is a way of helping with the jobs/housing imbalance and related transportation problems, by building higher density housing along transit corridors. The LWV therefore urges support for both entirely residential development along El Camino, as well as mixed-used development.

As for incentives for affordable housing, we acknowledge that Los Altos has inclusionary requirements, but point out that due to the Palmer decision, these are currently unenforceable with respect to rental housing, unless a developer is using the State Density Bonus Law (SDBL).

We encourage the City to adopt policies that will encourage housing along El Camino, perhaps looking at the North Bayshore Precise Plan and/or the El Camino Precise Plan adopted by Mountain View. These plans provide incentives for developers to build a higher percentage of affordable housing than under the SDBL, in exchange for higher FAR's. For example, Mountain View requires a developer to provide community/public benefits in exchange for additional FAR. Affordable housing is a top priority as a community benefit.

As part of good land use planning for El Camino, especially if more residences are built, safe bike and pedestrian routes should be carefully considered. Thank you for considering our input.

Sue Russell
Co-Chair, Housing Committee
LWV of the Los Altos-Mountain View Area
Cc: Chris Jordan Jon Biggs
 David Kornfield Jon Maginot