



**LEAGUE OF WOMEN VOTERS**  
**of the Los Altos-Mountain View Area**  
**PO Box 3492 Los Altos CA, 94024**

January 30, 2017

Chair Scarborough and Members of the Environmental Planning Commission  
City of Mountain View  
500 Castro Street  
Mountain View 94041

Re: Environmental Planning Commission 2/1/17 Meeting Agenda Item 5.1 – East Whisman Precise Plan

Dear Chairman Scarborough and Members of the EPC:

The LWV supports affordable housing for all Californians. We also support actions that cope with the jobs/housing imbalance, as well as actions that reduce greenhouse gas emissions. For these reasons, we support housing for a wide range of incomes and for diverse populations in the East Whisman Precise Plan (EWPP) area. We support increasing the residential land uses in the EWPP area, but also believe that it is important that job centers are located close to transit, as well.

Therefore, we favor the alternatives that are more residential-oriented, as there is a critical need to bring more housing to Mountain View, due to the current serious jobs/housing imbalance. That said, we also recognize that the jobs/housing imbalance is a regional issue and that it is also critical to place jobs near key transit centers, such as the Middlefield VTA Station. Thus, we think that the new (combined) alternative comes closest to meeting these goals, providing for maximum potential residential uses, while also laying the foundation for a complete neighborhood.

We compliment staff on an excellent report which analyzes many alternatives and includes the advantages and challenges of these varying alternatives. We like the concept of small units, as, in particular, if these are ownership units they may be a way of reaching the "missing middle" (those with incomes from 80%-120% of area median income). If the City hopes to be successful in seeing that such units are built, we hope that incentives will be created, including ensuring that parking and fee requirements are decreased because of the small unit sizes.

With regard to the incentive strategies discussed on page 20, we are most concerned that the Community Benefit strategies and bonus FAR development tiers do not seem to have been very successful in terms of actually providing affordable housing, as demonstrated by the Lennar development reviewed by the EPC last week. We urge EPC to recommend that affordable housing be considered the highest priority for community benefits, and then to review the way the current incentives are working on El Camino Real. Thank you for considering our input.

Donna Yobs  
Co-Chair, Housing Committee  
LWV of the Los Altos-Mountain View Area

cc: Terry Blount                      Wayne Chen                      Lindsay Hagan  
    Martin Alkire                      Dan Rich                         Randy Tsuda