



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

September 24, 2017

Mayor Ken Rosenberg and Members of the City Council
City of Mountain View
500 Castro Street
Mountain View 94041

Re: Council Meeting - September 26th, Agenda Item 9.1 Study Session – North Bayshore Precise Plan - Policy Topics

Dear Mayor Rosenberg and Members of the City Council:

As we have written earlier, the LWV supports actions that cope with the jobs/housing imbalance, as well as actions that reduce greenhouse gas emissions. The LWV also supports affordable housing for all Californians. We believe that the North Bayshore Precise Plan (NBSPP) policies are designed to promote both of these goals.

We have long supported policies to maximize the number of housing units built in NBS, with the ultimate goal of 9,850 new housing units, in sustainable strong neighborhoods. We hope that phasing of new residential units is not used to discourage new housing; instead we favor incentives to build new housing, as we expect the office square footage to continue to grow, exacerbating the existing jobs/housing imbalance.

We applaud the comprehensive staff report that clearly explains how trip cap monitoring will be used as a "check-in" tool to ensure the system is working before allowing additional development. We recommend this process rather than a required review of the Precise Plan after a specific number of initial units have been built.

We are also pleased to see the language suggested by staff regarding cooperation with the local school districts. If a large number of housing units are built, there will be need for new schools; schools in the NBS are also critical for complete and sustainable neighborhoods, as well as to help with reduction of greenhouse gas emissions.

As we have stated earlier, we urge that employees in NBS be given preference for the affordable units, assuming such a preference can be legally justified. We also recommend that the affordable units remain affordable in perpetuity, if legally permissible. And, of course, we commend the goal of 20% of the housing being "affordable" to make it possible for NBS employees with a wide range of incomes to live there.

Finally, we support the proposed Precise Plan policy language regarding additional office FAR. We think this is important if the jobs/housing imbalance is to improve, rather than be exacerbated once again.

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