



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

February 18, 2019

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

Re: EPC Study Session, February 20, Agenda Item 6.1 – Terra Bella Visioning and Guiding Principles Plan

Dear Chair Baird and Members of the EPC:

The LWV urges the Commission to adopt either the EPC Option 4 or the City Council Option 5. These alternatives are the only ones to achieve a good jobs/housing mix, which is critically important in Mountain View. It appears that by not including a hotel in the area, Option 5 allows more mixed use/retail, which would seem desirable in terms of building stronger neighborhoods.

As we have stated before, this area is ideal for mixed uses, as services and jobs are in close proximity, and there is bike connectivity to many areas of the City. We appreciate the City's outreach to the community in order to create a Vision Plan that suits the area. It appears that the staff alternatives take into account the goals expressed by the EPC, the Council and the public. We think that either Option 4 or 5 would achieve the most important objectives.

And we also want to reiterate our support for a strong affordable housing component, including at least a 15% inclusionary requirement for both ownership and rental developments. We understand that this issue is not within the scope of which Land Use Vision Alternative should be recommended, but we don't want it to be forgotten.

Thank you for considering our input.

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

cc: Wayne Chen  
Dan Rich

Diana Pancholi  
Martin Alkire