



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

November 4, 2019

Mayor Matichak and Members of the City Council
City of Mountain View
500 Castro Street
Mountain View, CA 94041

Re: Council Meeting Nov. 5th Agenda Item 6.3 East Whisman Precise Plan

The LWV commends the thorough Staff Report as well as the City's history of seeking community input on the East Whisman Precise Plan (EWPP). The LWV supports affordable housing and also supports efforts to alleviate the jobs/housing imbalance. Therefore, we urge adoption of this comprehensive land use plan which creates a multi-modal, mixed use community including plans for 5,000 additional homes, with 20% being affordable. We believe the plan needs some tweaking if its goals are to be met.

We applaud the Jobs-Housing Linkage Program which requires that residences be built generally at the same time as the office square footage. However, we are concerned with language in the Staff Report that suggests that this may not be financially feasible as the EWPP is currently written. We want to see the plan implemented, rather than being a plan on paper. Therefore, we agree with Staff that probably detailed timing requirements, for example, should be removed to add flexibility.

We also understand Staff's concern that the LASD TDR program might be affected if some changes are not made to the EWPP. We would like this innovative program to succeed.

We also urge Council to consider carefully how community benefits, school and park fees should be calculated, as Seifel Consulting, Inc. suggests these are possible impediments to residential construction. We have watched such impact fees become an obstacle to implementation of the North Bayshore Precise Plan.

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

Cc: Aarti Shrivastava

Eric Anderson

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