



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

November 17, 2019

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

Re: Council Meeting Nov. 18<sup>th</sup> – Agenda Item #6.1 – Terra Bella Vision Plan

The LWV commends the Staff once again for a thoughtful Staff Report and comprehensive Vision Plan for Terra Bella. We especially appreciate the emphasis on the jobs-housing linkage strategy, which should ensure that residential development is balanced with office and R&D development. We also applaud the goal of 20% affordable housing. However, we think this should be a goal of 20% in the entire Terra Bella area, rather than 20% of every development. There will be some all-affordable housing developments; these combined with at least 15% below-market rate units (BMRs), and 25% for townhomes/rowhouses, consistent with the City's overall policies, should reach the **target of 20% for the entire area**. We believe the nexus study indicated that requiring 20% in all projects might stifle new residential construction.

We support preparation of a Precise Plan but have some concern about not allowing any new Gatekeepers for the two-year timeframe that this process will require. The Council should always have the discretion **to allow exceptional proposals** to proceed. Similarly, we are concerned about the requirement of a Master Plan for each side of Shoreline Boulevard, as described on p. 11 of the Staff Report and in the Vision document. On p. 10 of the Staff Report, requiring these two Master Plans appeared to be an Option to preparing a Precise Plan. We have some concern that the Master Plan requirement may slow down redevelopment of Terra Bella.

If the intent of this Vision Plan is to redevelop the Terra Bella area to achieve the City's objectives of building more housing, we hope to see higher densities wherever reasonable, as shown on Figure 1, Proposed Land Use Vision on p. 2 of the Staff Report. A Precise Plan seems to be the appropriate way to give direction regarding required community benefits for the additional FAR discussed in the Vision Plan.

Thank you for considering our input.

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

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