



October 12, 2020

Mayor Abe-Koga and Members of the City Council
City of Mountain View
500 Castro Street
Mountain View, CA 94041

Re: Council Meeting October 13, Agenda #8.1, R-3 Zoning District Update

The League of Women Voters supports measures to increase the supply of safe, decent, and adequate housing for all Californians. The proposed more **flexible R-3 sub-areas**, basing standards on different geographic contexts, opportunities and constraints, along with standards related to varying lot sizes, makes a lot of sense.

We are particularly excited that the proposed changes to development standards should make it more feasible for stacked flats to be built, and that these changes could possibly lead to 12,000 new units over time. In light of the high new RHNA numbers expected, it is critical that the City be able to produce significantly more housing, and much of this housing needs to serve those with lower incomes.

Form-based zoning rather than density limits should be the basis of the new zoning. This would allow flexibility for diverse types of housing. Design standards should be different in areas adjacent to single-family neighborhoods in order to allow for appropriate transitions. And reducing or eliminating parking requirements in areas within walking distance to transit also makes sense. This will not only help with reducing greenhouse gas emissions but should make affordable housing more financially feasible.

We support the need for parkland, but high park fees have become an impediment to new housing construction. The fees should be decoupled from land costs. We urge the City to find other ways to fund parks, such as corporate taxes, higher commercial impact fees, bonds, vacancy taxes or state funding rather than relying on park in-lieu fees.

We are pleased to see that Staff and Opticos will be coordinating the new R3 Zoning with strategies to mitigate displacement. We urge the Council to proceed with the next steps outlined to update the R3 Zoning District.

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

Cc: Kimbra McCarthy Martin Alkire Aarti Shrivastava