



**LEAGUE OF WOMEN VOTERS**  
**of the Los Altos-Mountain View Area**  
**97 Hillview Avenue, Los Altos, CA 94022**

March 16, 2014

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

Re: City Council Meeting, March 18th, Agenda Item 6.1 – 1616 ECR West Residential Development

Dear Mayor Clark and Members of the City Council:

At the risk of being repetitive, we once again want to comment on the issue of the lack of affordable housing in the development proposed by Prometheus for 1616 El Camino Real West. Most of the following comments were made to the EPC.

We note that Prometheus is offering to build the number of below-market-rate (BMR's) rentals that would be equivalent to payment of the Affordable Rental Housing Impact Fee. Of course, we are pleased to see these units built as part of the development, but the developer is receiving a concession by deferring payment of Park Land Dedication Fees as consideration for so doing.

Although we applaud the density, we have been urging the City to take a stronger stance in requesting public/community benefits when a developer is allowed higher densities than currently allowed, as in this case since the developer is proceeding ahead of the Precise Plan and zoning changes. This savings in time is of enormous financial benefit to the developer, and Prometheus has now proceeded ahead of rezoning a number of times in Mountain View.

We have observed and pointed out to the City that other local jurisdictions have been much more successful in negotiating with developers to provide BMR units since the Palmer decision than has Mountain View. Some use the State Density Bonus law (which could have been applied here instead of allowing the developer to proceed ahead of the rezoning and Precise Plan). Other jurisdictions have negotiated much more in the way of public benefits than those being provided by Prometheus at this site. These particular public benefits will greatly enhance the project itself. More BMR units are a public benefit that some jurisdictions have often requested; these benefit the City as a whole.

We understand from the staff report that the development for the most part conforms to the General Plan, with the major exception that Prometheus is providing no retail (and provided no retail in Phase I of this development or at its 100 Moffett Boulevard project). The applicant, however, was granted special status by being allowed to amend the Tropicana P District, as this particular site is not large enough to warrant P District status. In addition, the applicant is requesting a rear-yard encroachment. These concessions/exceptions are additional reasons the City could take a firmer stance in terms of requesting more in the way of public benefits.

Finally, we want to point out that in Phase I of this development (the Tropicana site) Prometheus fell far short of providing the number of BMR's that would be equivalent to paying the rental housing impact fees. Apparently, this occurred because Prometheus had planned to pay the fees rather than provide the units up until the discussion at the Council meeting. At the meeting, Prometheus offered to build 5 BMR's, when the equivalent number would have been approximately 8 units. We would suggest, therefore, that since these projects are now being treating as one P District, that at least four additional BMR's (or 7 total in Phase II) be provided, 3 to make up for the shortfall in Phase I and another because of the additional concessions being asked of the City, as described above.

Thank you for considering our input.

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

cc. Dan Rich  
Jannie Quinn  
Randy Tsuda  
Scott Plambaeck  
Peter Gilli  
Linda Lauzze  
Terry Blount