



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

November 8, 2015

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

Re: Council Meeting, November 10th, Study Session – North Bayshore Precise Plan Residential Land Use Scenarios

Dear Mayor McAlister and Members of the City Council:

The LWV supports actions that cope with the jobs/housing imbalance, as well as actions that reduce greenhouse gas emissions. We believe that Scenario 1, described in the Staff Report as encouraging the highest number of residential units, would be the best scenario. The proposal to allow a mix of heights, including some 12-story towers, is consistent with the LWV position to increase density if a feeling of open space is retained. The large central green space envisioned by the plan would provide this feeling of open space.

We agree generally with a unit mix that encourages smaller units, as there is a large demand for these units, especially for millennials and for seniors downsizing. Smaller units should also be more affordable than the larger units being provided currently by market-rate. We also support the incentives staff is proposing to encourage housing, such as Bonus FAR for projects removing office square footage and adding residential units, along with residential incentives, such as transfer of development rights.

We understand that housing development, like office development, should not exacerbate the traffic problems in N. Bayshore. With this in mind, we suggest that unbundling parking could possibly be required as part of the Precise Plan.

We are disappointed that there is little discussion of affordable housing. We hope that as the Precise Plan evolves, there are incentives built in for building affordable housing, such as specific density bonuses for developers who include affordable housing and overlay zones which require mixed-income housing.

Thank you for considering our input.

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

Cc: Dan Rich
Randy Tsuda
Martin Alkire