



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

September 17, 2013

Chairperson Matichak and Members of the Environmental Planning Commission  
City of Mountain View  
500 Castro Street  
Mountain View 94041

Re: Environmental Planning Commission Meeting, September 18, Agenda Item 5.1 – 1984 ECR West

Dear Chairperson Matichak and Members of the EPC:

The League of Women Voters of the Los Altos-Mountain View Area would like to comment on the request for a rezoning for 1984 El Camino Real West to a P District.

First, we want to commend this development for including a retail component along with the residential development. We have been disappointed to see so much of El Camino Real being rebuilt solely with residential. This mixed-used project will contribute to the economic sustainability of the area and be in keeping with the neighborhood/village concept envisioned by the General Plan.

Secondly, we support staff's recommendation that at least seven below-market-rate units (BMRs) be built on-site, or 10% of the total number of units (16 BMRs), if Governor Brown signs AB 1229.

However, we continue to believe that whenever the City is granting a developer a zoning change of any sort, this provides an opportunity to request below-market-rate (BMR) units in return for the zoning concessions the City is granting. This should be in addition to those that the developer might provide in lieu of paying the rental housing impact fees required by the City.

In this case, the developer is requesting a zoning change prior to the City's completion of the El Camino Real Precise Plan, as well as an adjustment of the General Plan Map boundary line, allowing the developer to build taller units on more of the site. The early rezoning would allow the developer to proceed much faster than would happen if the developer had to wait until the Precise Plan and zoning changes are complete. Both of these zoning changes are significant to the developer in economic terms. Other cities have requested more from developers as community benefits in return for zoning concessions.

Finally, we note that the developer is expected to provide VTA Eco Passes for the first 10 years of the project, while Exhibit 1, states that these passes should be provided for the life of the project.

Thank you for considering our input.  
Sincerely yours,

Donna Yobs  
1157 Karen Way  
Mountain View, CA 94040  
Co-Chair, Housing Committee  
LWW of the Los Altos-Mountain View Area

Cc: Peter Gilli      Margaret Netto      Linda Lauzze      Randy Tsuda      Dan Rich      Jannie Quinn