

## Gutierrez, Jeannette

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**From:** Darach Miller  
**Sent:** Monday, March 15, 2021 6:36 PM  
**To:** Kamei, Ellen; Ramirez, Lucas; Abe-Koga, Margaret; Hicks, Alison; Matichak, Lisa; Showalter, Pat; Lieber, Sally; , City Clerk; McCarthy, Kimbra  
**Subject:** Comment on 2020-03-16 Agenda Item 3.1

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To my esteemed representatives,

I am encouraged to see that the council is interviewing applicants for the Public Safety Advisory Board, and is soon to launch this initiative.

I hope the council will select members of the PSAB who can strongly represent the public interest, especially of marginalized communities, in liaison with public servants. I have complete faith that Captain Canfield will be able to clearly communicate the capabilities, expertise, and needs of our police force public servants. Completing an effective PASB then requires that the council appoint those strong public advocates who prioritize representing the public, especially marginalized communities. The role of the PSAB in advocating for the public is necessary to foster dialogue between the public and the police so that the police are aware of problems before they become crises. We've seen what happens in other communities when these tensions are allowed to simmer, and so the most effective PASB will be composed of those who can clearly give voice to those without. This is in the best interests of both the public and the public servants.

I hope that during this process councilmembers will reinforce the principle of democratic accountability with this PSAB, which is especially important during this budget crisis. Again, strong public advocacy in a dialogue with police public servants is necessary to identify the most effective use of limited budgets. The cheapest public outreach will be to simply police with respect for the dignity of all residents!

Be safe out there,

Darach Miller

**Gutierrez, Jeannette**

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**From:** Shani Kleinhaus  
**Sent:** Thursday, March 11, 2021 5:54 PM  
**To:** Kamei, Ellen; Abe-Koga, Margaret; Matichak, Lisa; Hicks, Alison; Ramirez, Lucas; Lieber, Sally; Showalter, Pat; McCarthy, Kimbra  
**Cc:** Gita Dev; Linda Ruthruff; Gladwyn D'Souza; Matthew Dodder; Alice Kaufman; , City Clerk  
**Subject:** Joint Letter on Council Goals: Livability and Biodiversity  
**Attachments:** Joint Letter on Livability and biodiversity.pdf

**CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.**

Dear Mayor Kamei and Council members,

During the City's retreat on the City's Goal Setting and Strategic Plan process, council members expressed their appreciation of "hearing birds" and there was a suggestion that "Livability", including aspects of green infrastructure, lighting, the urban forest, pollinator corridors and biodiversity, could be set as a stand alone goal with associated priorities. Here is why Santa Clara Valley Audubon Society, the Sierra Club Loma Prieta Chapter, the Santa Clara Valley Chapter of the California Native Plant Society, and Green Foothills support this idea. In the attached letter, we explain why.

Thank you,  
Shani Kleinhaus

Shani Kleinhaus, Ph.D.  
Environmental Advocate  
Santa Clara Valley Audubon Society  
22221 McClellan Rd.  
Cupertino, CA 95014  
650-868-2114  
[advocate@scvas.org](mailto:advocate@scvas.org)





CALIFORNIA  
NATIVE PLANT SOCIETY



March 11, 2021

Re: Mountain View Strategic Planning and Vision

Dear Mayor Kamei and Council members,

During the City's retreat on the City's Goal Setting and Strategic Plan process, council members expressed their appreciation of "hearing birds" and there was a suggestion that "Livability", including aspects of green infrastructure, lighting, the urban forest, pollinator corridors and biodiversity, could be set as a stand alone goal with associated priorities. Here is why Santa Clara Valley Audubon Society, the Sierra Club Loma Prieta Chapter, the Santa Clara Valley Chapter of the California Native Plant Society, and Green Foothills support this idea.

Worldwide, the loss of biodiversity has been devastating and scientists believe that we are in the midst of a mass extinction event similar to the Cretaceous-Tertiary Extinction 65 million years ago, when 75% of all plant and animal species on earth were wiped out. In Mountain View (mostly in North Bayshore/Shoreline) there are breeding populations of 20 plant and wildlife species that are listed as endangered, threatened, or species of special concern, including Burrowing owls, San Francisco common yellowthroat, Black skimmer, White-shouldered kite and Congdon's tar plant. Sadly, some species have been extirpated from Shoreline Park in the past 20 years (California Quail, Ring-necked pheasant), and some migratory birds are suffering population decline. Some local species are at the brink of extirpation, including burrowing owls and the migratory monarch butterflies. For many species, population trends are not recorded.

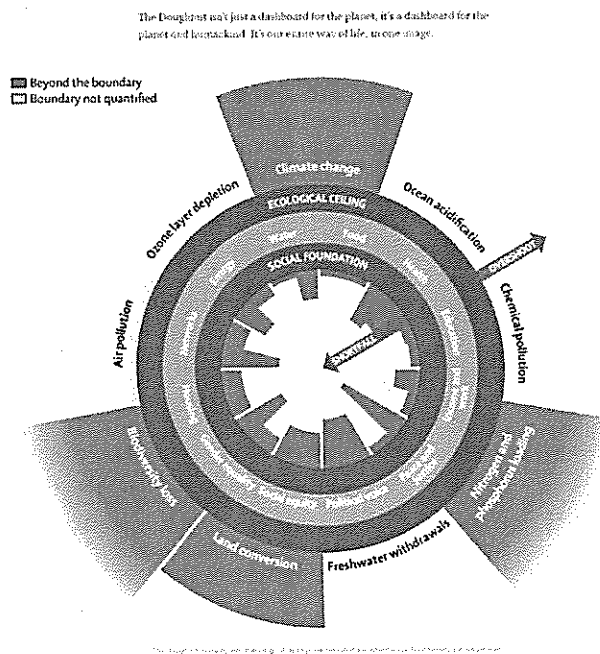
The importance of wildlife in cities (Urban Ecology/Urban Nature) to people and in sustaining biodiversity has been highlighted in many books and studies, and methodologies and some best practices have been developed. Win-win Ecology and Biophilic Cities were among the first books to highlight the integration of nature into human civilizations. Recently, the San Francisco Estuary Institute published a study titled, 'The Biological Deserts Fallacy: Cities in Their Landscapes Contribute More than We Think to Regional Biodiversity'.

We find it unfortunate that Stanford's Natural Capital Project and similar Urban Greening efforts look at Nature-Based Solutions and Ecosystem Services from an anthropocentric lens that does not prioritize local biodiversity. They recommend looking at specific benefits that are associated with greenhouse gas reduction, better stormwater management, improved air quality, increased groundwater recharge,

more or larger parks, and recreation opportunities. Support for local pollinators, birds and biodiversity per-se is generally not included as a goal of these efforts. Instead, the underlying assumption is that planting any vegetation, or some drought tolerant native vegetation in the urban landscape should support local biodiversity. This assumption undoubtedly has merit, but we need to recognize that without specific attention to the needs of local fauna - it is simply not enough.

Biodiversity has been shown to be important to people’s happiness. Using data from the "2012 European quality of Life Survey" to study the connection between the species diversity in their surroundings and the life satisfaction in more than 26,000 adults from 26 European countries, researchers showed that an additional 10% of bird species increases life satisfaction as much as a comparable increase in income. Other studies also linked happiness and life satisfaction to biodiversity in nature preserves, parks, open space, and people’s everyday lives.

Biodiversity is important not only to our happiness, but to our survival on the planet. Figure 1 shows the planetary boundaries diagram — a data visualization that acts as a dashboard for the health of Earth’s bio- and geophysical processes. The illustrated boundaries define a “safe operating space” for humanity, beyond which there would be severe repercussions for human wellbeing.



Mountain View is investing in the conservation of nature and species at Shoreline park, and can do more in the urban/suburban landscape. The recent publication of Integrating Planning with Nature highlights the importance for a shift in the existing city-scape paradigm.

To include biodiversity in the urban wildlife, we must recognize:

- There are exclusive host-plant - herbivore relations between most locally native pollinators and their specific and often exclusive local native plant species. Thus, using locally native plants, including trees, is important.
- Birds depend on caterpillars to feed their young. Since most local butterfly species require locally native specific plants for their caterpillars, locally native plants are critical to provide for birds.
- Connectivity and canopy structure are important - distance between native oaks, for example, should be planned to allow birds to move among the trees, and distance between other habitat patches should allow pollinators to migrate between the patches.
- Sustainability goals, especially the new focus on using drought tolerant plants, means that much of our local biodiversity is excluded. We must allow patches of some "thirsty" plants, like willows, which are a high habitat value plant.
- Vegetation structure is important - multi-layered plantings (trees, shrubs, groundcover) support biodiversity. Leaf litter is needed for many pupae of beetles, moths, butterflies and other insects, and thus provides habitat value.
- Maintenance is key. Today's "mow and blow" methods (use of herbicides, pruning, weeding, over-mulching with wood chips, shearing and leaf blowing) do not create a landscape that mimics nature, and thus do not support habitat for a diversity of birds and pollinators.

#### So what can we do?

Mountain View has a good foundation for implementing an ecologically robust urban forest and habitat. The North Bayshore Precise Plan includes a Plant Palette that emphasizes native trees and shrubs, yet includes some non-native species that provide special habitat value (for example, fruits in fall, flowers in winter). These species fill a critically missing element in our urban forest and without them, our biodiversity will continue to plummet. Indeed, native plantings at the Google Green Loop, along Shorebird Way, Charleston Rd., along Plymouth St. and on Google's Property in North Bayshore demonstrate that butterflies and native bees may return if the plants they require for a full life cycle are available to them.

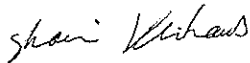
In North Bayshore and at Shoreline Park, new best practices and protocols are being developed to allow collaboration among departments with the goals of protecting species, enhancing their habitat, and provide them with nesting sites. **City-wide, a Biodiversity goal could build on the this model to break departmental silos to substantially increase livability in the city:**

- Open Space and Parks:
  - Expand parks. All new plantings in parks should include planting locally native trees (80%), mid-story and ground cover shrubs (100%).

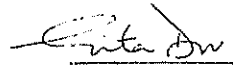
- Develop best practices for landscaping maintenance to reduce overall “manicure” activities and time maintenance activities to provide benefits to pollinators and birds.
- Stormwater infrastructure: Plant small native trees and shrubs in bioswales and bioretention areas (not necessarily drought tolerant).
- Streets and mobility corridors:
  - Create a connected network of Green Safe Slow Streets integrated with shade trees and native shrubs, green stormwater infrastructure, with Vision Zero safety plan for pedestrians, bicycles, micro mobility and slow auto traffic and that will create ecology corridors through the city.
  - Increase use of native trees and use only native plants for shrubs and ground cover plantings.
  - Reduce use of artificial light at night. Eliminate light pollution and use light fixtures and light bulbs of maximum Correlated Heat Temperature of 2700 Kelvin.
- See [Integrating Planning with Nature](#) for additional recommendations.

We recognize that this is a shift in a long-standing paradigm, but perhaps this is the time to recognize that Biodiversity is the biological fabric on which we all depend. When biodiversity is the goal, then climate action, sustainability and the urban forest all fall well within the paradigm. But if the goals of climate action and sustainability assume that biodiversity is an end result, and nature is viewed as a “service” to our anthropocentric universe, we will continue to hemorrhage species. This is why it is so important to include Biodiversity goals, and metrics.

Thank you,



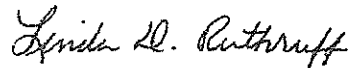
Shani Kleinhaus  
Environmental Advocate  
Santa Clara Valley Audubon Society



Gita Dev  
Sustainable Land Use Committee  
Sierra Club Loma Prieta Chapter



Alice Kaufman  
Legislative Advocacy Director, Green Foothills



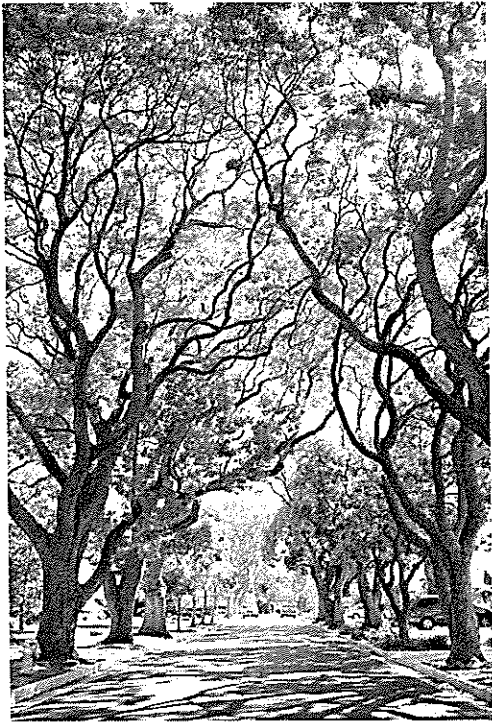
Linda Ruthruff,  
Conservation Chair  
California Native Plant Society,  
Santa Clara Valley Chapter



*Greenway through a Google campus with native plants for pollinators*



*Native Planting at a corporate campus - Google*



*Connected Tree Canopy enhances Habitat - Velarde St., Mountain View*



## Gutierrez, Jeannette

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**From:** Pamela Baird <  
**Sent:** Monday, March 15, 2021 10:18 AM  
**To:** Kamei, Ellen; Hicks, Alison; Ramirez, Lucas; Abe-Koga, Margaret; Matichak, Lisa; Showalter, Pat; Lieber, Sally; City Council  
**Cc:** McCarthy, Kimbra; Chew, Tiffany  
**Subject:** Strategic Goal setting  
**Attachments:** Strategic Vision Priorities.docx

Dear Council Members-  
Please see the attached letter. I've included the content below as well.

*Dear City Council members,*

*First, I'd like to compliment the City Council, City Manager and staff for engaging the greater community in a new strategic plan and visioning process. It's important that in a time when we can't gather in person residents still have the opportunity to provide input for the directions in which we wish to aim.*

*Although I serve on the Downtown Committee, I am offering these comments as an interested 21 year resident of Mountain View and not that of the Downtown Committee. For years Mountain View has enjoyed a vibrant downtown area, but one which I think could be made better. Restaurants have formed the backbone of downtown, whereas retail has been limited in choice and viability. Priority #5 details the desire of residents for a beautiful and vibrant downtown.*

*When one compares the downtown MV area to that of Los Altos, Palo Alto and Menlo Park, it is apparent that more retail opportunities are needed to make the area truly a place where residents and visitors will go to shop. Each of these cities has either a varied shopping experience (shoes, clothing, cookware, books, kitchen design, and small name brand retailers) like Los Altos and Palo Alto or a concentrated core of several types of shopping experiences like that of Menlo Park (high end resale shops, galleries and interior design & furniture stores). Reviewing the Downtown Precise Plan and Parking Strategy will hopefully yield ideas and proposals that will enhance the viability of downtown Mountain View.*

*The COVID pandemic has created challenges that no one anticipated. In the short term the City needs to help businesses downtown survive. The City could enact programs and policies to enhance the appearance and viability of downtown. Possible recommendations include-*

- *Wayfinding signs for businesses on Castro Street- These could be placed on sandwich boards at the entrance of each closed street segment. It's hard to see what stores and restaurants are on each block because of umbrellas set up by restaurants.*
- *Placing artwork in empty storefronts. This could be coordinated with the DTC, VAC or local galleries*
- *Painting murals or graphics on the windows of empty buildings. This could be coordinated with the DTC, VAC and other groups*
- *Temporarily placing large pieces of artwork in public spaces, landscaping or plazas*
- *Public music- perhaps local high school performing groups or students from CSMA could perform*

*The availability of city staff time was a deterrent to achieving the many goals Council set before COVID struck. Now and in the short term this limiting factor will still be a challenge. I urge the Council to encourage staff (and any consultants) to think of creative ways to energize downtown.*

*Respectfully submitted-*

*Pamela Baird*

## Strategic Vision Priorities

March 13, 2021

To- City Council members

From- Pamela Baird

Dear City Council members,

First, I'd like to compliment the City Council, City Manager and staff for engaging the greater community in a new strategic plan and visioning process. It's important that in a time when we can't gather in person residents still have the opportunity to provide input for the directions in which we wish to aim.

Although I serve on the Downtown Committee, I am offering these comments as an interested 21 year resident of Mountain View and not that of the Downtown Committee. For years Mountain View has enjoyed a vibrant downtown area, but one which I think could be made better. Restaurants have formed the backbone of downtown, whereas retail has been limited in choice and viability. Priority #5 details the desire of residents for a beautiful and vibrant downtown.

When one compares the downtown MV area to that of Los Altos, Palo Alto and Menlo Park, it is apparent that more retail opportunities are needed to make the area truly a place where residents and visitors will go to shop. Each of these cities has either a varied shopping experience (shoes, clothing, cookware, books, kitchen design, and small name brand retailers) like Los Altos and Palo Alto or a concentrated core of several types of shopping experiences like that of Menlo Park (high end resale shops, galleries and interior design & furniture stores). Reviewing the Downtown Precise Plan and Parking Strategy will hopefully yield ideas and proposals that will enhance the viability of downtown Mountain View.

The COVID pandemic has created challenges that no one anticipated. In the short term the City needs to help businesses downtown survive. The City could enact programs and policies to enhance the appearance and viability of downtown. Possible recommendations include-

- Wayfinding signs for businesses on Castro Street- These could be placed on sandwich boards at the entrance of each closed street segment. It's hard to see what stores and restaurants are on each block because of umbrellas set up by restaurants.
- Placing artwork in empty storefronts. This could be coordinated with the DTC, VAC or local galleries
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- Public music- perhaps local high school performing groups or students from CSMA could perform

The availability of city staff time was a deterrent to achieving the many goals Council set before COVID struck. Now and in the short term this limiting factor will still be a challenge. I urge the Council to encourage staff (and any consultants) to think of creative ways to energize downtown.

Respectfully submitted-

*Pamela Baird*

Cc: Kimbra McCarthy, Tiffany Chew

**Gutierrez, Jeannette**

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**From:** BRUCE KARNEY  
**Sent:** Monday, March 15, 2021 3:32 PM  
**To:** Ramberg, Audrey Seymour; Gaines, Melvin  
**Cc:** City Council; , City Clerk  
**Subject:** Feedback on Strategic Plan: Draft Vision

**CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.**

I've read the 17 page memo to Council dated March 16. I am disappointed by it.

Rather than sharpening the City's focus in challenging times, it proposes to broaden it by suggesting that the number of priorities be increased to six.

The Draft Vision and Tagline are generic and bland. Is there any medium- or large-sized city in the Greater Bay Area that this boilerplate WOULDNT apply to?

I love our downtown and hope it will recover quickly from the ravages of the pandemic, but Priority #5 is seriously divorced from reality if the consultants think that our Local Economy thrives because of downtown businesses. Our local economy thrives because of large tech companies, the local businesses (big and small) that serve them, and the real estate market that their employees support with their rent and mortgage payments.

I have heard stories of how the City's processes seem to actively frustrate small business owners (e.g., the owners of Ludwig's) so there are certainly things the City could STOP doing that would help, but in the bigger scheme of things I think the City and the small businesses operating here are not likely to be able to defeat Amazon and Walmart in the battle for the hearts and minds of shoppers.

If you share my disappointment with the consultants' work product, I hope you will make it clear to them that their work to date has not met your expectations.

Regards,  
Bruce Karney  
Bush St., MV

**Gutierrez, Jeannette**

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**From:** Serge Bonte <  
**Sent:** Monday, March 15, 2021 4:04 PM  
**To:** Hicks, Alison; Kamei, Ellen; Ramirez, Lucas; Abe-Koga, Margaret; Matichak, Lisa; Showalter, Pat; Lieber, Sally  
**Cc:** City Council  
**Subject:** re: 3/16/21 Meeting - Strategic Plan: Draft Vision, Strategic Priorities, and Potential Projects

**CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.**

Honorable Mayor and Council Members:

I wanted to thank the Council Member who brought the topic of a Mobile Home Rent Stabilization Ordinance at your last council meeting. I won't get into the history of why it has taken so long (it was not only because of the lawsuits) but it's long overdue, let's provide mobile home residents with CSFRA like housing stability. Please make it a priority.

Regarding prioritization of the other projects existing and proposed, because of COVID, this year is even more of Sophie's choice. I don't envy your position but let me offer a few comment on two topics:

re: Mobility,

- I would ditch the scooter rental work plan item. It's a fledgling business (even before Covid) and who knows how many vendors will still be around (and interested in the Mountain View market) when things come back to normal.

- I would change the scope of the proposed Moffet Streetscape plan to be a city wide streetscape plan. If the City adopts a major R3 up zoning, we might see a wave of denser projects all over town (often in areas without any current precise plan and outside of the General Plan change areas). Absent city wide standards, this could be a walkability disaster. The plan could leverage many elements adopted in recent precise plans: wider unobstructed baseline sidewalks, preferably with a tree/vegetation buffer, width/setbacks proportional to a building density, improved lighting for pedestrians.....

- I am not opposed to a combined Pedestrian and Bike Master Plan but I will note that the Pedestrian Master Plan is more outdated and has been delayed for a few cycles. Hopefully a city wide streetscape plan can help fill in some of the gaps until that combined plan gets completed.

re: R3 up zoning,

Based on the materials provided for Wednesday's EPC meeting, the current R3 zones cover 11,800 units (11,500 of them rent stabilized). Up zoning could almost double that number and might disproportionately affect the poorer census tracts in Mountain View.. It is critical for the City to finish Project 3.1 (by developing strong policies to limit displacement and preserve housing affordability levels -maybe by extending the CSFRA to any replaced unit-) BEFORE wrapping up the R3 up zoning project.

Sincerely,

Serge Bonte  
Lloyd Way, Mountain View

**Gutierrez, Jeannette**

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**From:** Emily Ramos  
**Sent:** Monday, March 15, 2021 6:43 PM  
**To:** City Council; Abe-Koga, Margaret; Matichak, Lisa; Showalter, Pat; Lieber, Sally; Hicks, Alison; Kamei, Ellen; Ramirez, Lucas  
**Subject:** Re: 7.1 Strategic Plan: Draft Vision, Strategic Priorities, and Potential Projects  
**Attachments:** ltc-strategic-planning.pdf

Dear Mayor Kamei and members of the council:

Mountain View YIMBY, a local volunteer advocacy group, expresses enthusiastic support for the following potential projects to achieve the strategic priorities from the workplan in the staff report:

**1.1 Hold a Study Session on a displacement response strategy and net loss; develop a work plan for any desired follow up actions.**

We support developing strategies and ordinances to help stem displacement in our community. There should never be incentives for a net loss development. Options should include: Replacement requirements for demolished rent controlled units, Tenant Opportunity to Purchase (TOPA) or Community Opportunity to Purchase (COPA) ordinances and Tenant right of return options. We believe that this project should be in conjunction with project 2.1: Revise R3 Zoning standards.

**2.1 Review and propose revisions to the R3 Zone standards that consider form-based zoning, incentivizing stacked flats, and updated row house guidelines and Family Design Handbook.**

We commend the R3 up-zoning effort to increase housing capacity by 12,000 units over the next 40 years and the City's commitment to implementing tools that would allow these housing units to be built. We encourage the council to broaden its approach from simply incentivizing stacked flats and rowhouses to making a broad range of apartments and missing middle housing types more feasible. We applaud the upzoning of Mountain View's medium density residential and believe the City must allow at least 3 stories to be built through the zone. As we upzone these areas, we should be careful of displacement impacts, which is why we believe this project should be implemented in tandem with project 1.1: displacement response strategy and net loss.

**2.2 Work with MVLA to explore the possibility of the District acquiring the Shenandoah property and the opportunity for shared uses and affordable housing on the site.**

We support exploring opportunities to build affordable housing.

**2.4 Develop strategies for middle-income persons to afford different housing types.**

Like many cities around the Bay Area, it is time for Mountain View to explore eliminating exclusionary zoning and enable multi-unit housing on all properties zoned for housing. Opportunity Housing may be a solution that cost-effectively expands housing options for Mountain View residents while maximizing land and infrastructure with duplexes, triplexes, quadplexes, five-plexes and more.

**2.5 Develop a City mobile home ordinance modeled on the CSFRA and administered by the RHC.**

Mountain View YIMBY supports the protection of our vulnerable neighbors. We urge the council to grant rent stabilization and eviction protections to all mobile home residents as quickly, effectively and efficiently as possible.

**2.8 Facilitate the development of affordable housing at the VTA Evelyn Site.**

We support exploring opportunities to build affordable housing.

**2.9 Facilitate the planning, entitlement and building permit process for Lot 12.**

As we mentioned in our letter to council in October, we believe that Lot 12 is a rare opportunity to provide housing for our most vulnerable residents and are excited that it could be the first Measure A project in Mountain View. We urge the council to aggressively pursue this opportunity.

**3.20 Continue the Feasibility Study of Automated Guideway Transportation System.**

With the planned growth in North Bayshore, thousands more people will have to commute from/to this area. A reversible bus lane along Shoreline currently considered by the city wouldn't address this issue, because people will need to go in both directions. Only an automated guideway system connecting NBS with Moffett Field and Downtown can provide high frequency and grade-separation needed to meet this kind of demand.

**New: Create a Moffett Boulevard streetscape design strategy.**

If this gives us an opportunity for more housing, we are in strong support. We would also like bike lanes included.

**New: Partner with the County to explore the potential conversion of the Crestview Hotel to housing for unstably housed individuals and families.**

We support exploring options to house our vulnerable neighbors.

**New: Continue work on the Housing Element for the 2023-31 Regional Housing Needs Assessment (RHNA) period.**

The housing crisis is a regional issue and we want to ensure that Mountain View does it's part to Affirmatively Furthering Fair Housing. MV YIMBY wants to work with community, staff and council to be sure Mountain View has a compliant Housing Element. As we zone for more housing, we also don't want to rely on a single source for housing. Therefore, we ask that we also look into allowing multi-unit housing in R1 zones through this project as well.

Thank you for considering our input.

Kind regards,

Emily Ann Ramos

On behalf of the members of MV YIMBY



**Re: 7.1 Strategic Plan: Draft Vision, Strategic Priorities, and Potential Projects**

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Thank you for considering our input.

Kind regards,  
Emily Ann Ramos  
On behalf of the members of MV  
YIMBY



**Gutierrez, Jeannette**

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**From:** Jacqueline Cashen  
**Sent:** Tuesday, March 16, 2021 9:38 AM  
**To:** City Council  
**Subject:** 7.1 Mountain View Strategic Priorities  
**Attachments:** MVHJ Letter to Council on Goal Setting March 2021.pdf

**CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.**

Dear City Council - Attached are comments on item 7.1 Strategic Priorities, on behalf of the Mountain View Housing Justice Coalition.

Thank you,  
Jackie Cashen



**MOUNTAIN VIEW  
HOUSING JUSTICE**

March 15, 2021

Dear Mountain View City Council,

The Mountain View Housing Justice Coalition believes that the city's housing policies and projects should be strengthened, in the words of Strategic Priority 1, to "preserve Mountain View's cultural and socio-economic diversity." This means that the city should move quickly toward the adoption of Mobile Home Rent Control; extend, expand, and improve safe parking; and finalize an anti-displacement strategy before more proposals to demolish naturally affordable apartments are put forward.

The need for strategies to stop displacement remains very high.

When Project **1.1 Hold a Study Session on a displacement response strategy and net loss; develop a work plan for any desired follow up actions** was adopted in 2019, apartment demolitions had recently been approved, and more were in the pipeline.

The last demolition approved by council was 1555 Middlefield, and there are no demolitions currently pending in Mountain View. It is important to understand why. The answer is SB330, enacted in late 2019. While SB330 streamlines development proposals, it also requires that price-controlled units, including rent-controlled units, must be fully replaced if demolished, and that tenants have the first right of return at affordable rates. This state law has stopped development proposals in Mountain View that demolish rent controlled units.

SB330 expires January 1, 2025. There is interest at the state legislature in renewing it, but this is not guaranteed, and there is also no guarantee that its renter protections will remain included. With this proven working model of how to stop displacement caused by apartment demolitions, Mountain View has an opportunity to enact a similar local ordinance.

Furthermore, the city should not complete any broad zoning changes, such as the R3 update, that might encourage the redevelopment of existing housing, until there are permanent restrictions on the loss of affordable housing due to demolitions. Mountain View has demonstrated that it is possible to significantly increase our housing stock by building medium-density projects on non-residential property.

We encourage you to move forward towards policies that add housing, and protect current members of our community from displacement.

Jackie Cashen,  
On behalf of Mountain View Housing Justice