



August 10, 2021

Stephanie Williams
City of Mountain View
500 Castro Street
Mountain View 94041

Re: Administrative Zoning Hearing Aug. 11th – 570 S. Rengstorff

Dear Ms Williams:

The League of Women Voters believes in government that is transparent and accountable to the voters. As a result, we are concerned with the Findings of Approval regarding the proposed new development at 570 S. Rengstorff. Nowhere in this document, nor on the City’s website, can we find information demonstrating that this project was “deemed complete” in terms of qualifying for the provisions of SB 330, which otherwise require replacement units/right of first refusal in new units for those lower-income tenants being displaced. It is critical that residents be provided with this information. We believe that the original applicant for this project has been replaced by DeNardi and question whether this change would prevent the project from being “deemed complete”. There is mention of an offer to tenants to relocate to a nearby Spieker property, but the details of this offer are not included; it would not appear to comply with the requirements of SB 330 for displaced tenants.

In addition, with regard to the below-market-rate (BMR) ordinance, the document should provide clarity on the issue of allowing BMR in-lieu fees rather than provision of BMR units. The conditions of approval #64 and #65 seem to be in conflict with #66 on this subject as #64 and #65 require the payment of fees, but #66 refers to providing the units on site. Again, we urge transparency on this subject. Our local League has advocated consistently for provision of the units rather than the low in-lieu fees that the earlier BMR ordinance allowed. We hope you can provide clarification and additional information regarding these issues.

(Please submit any questions about this letter to Donna Yobs at dmyobs@yahoo.com)

Karin Bricker, President LWV of Los Altos Mountain View
Donna Yobs, Co-Chair, Housing Committee

cc: Kimbra McCarthy Aarti Shrivastava Carolyn Fahey Nicole Wright
Members of the City Council

**Advocates for Affordable Housing
519 Emmons Drive
Mountain View, CA 94043
(650) 967-4427**

August 10, 2021

Stephanie Williams
City of Mountain View
500 Castro Street
Mountain View, CA 94041

Re: Administrative Zoning Hearing August 11, Agenda Item 5.1 – 570 S. Rengstorff

Dear Ms. Williams:

Advocates for Affordable Housing (AAH), a group of concerned residents of Mountain View, has serious concerns regarding the exemption of the 570 S. Rengstorff development from SB 330 requirements. We have seen no showing of data to support the exemption of this project from SB330 requirements in the Findings of Approval. Thus, we cannot understand how and why this development was “deemed complete” early enough to avoid SB 330 requirements. Further, we are not clear whether a change of applicant alters the completion status of an application relative to SB 330 requirements and thus alters the date of completion.

The Conditions of Approval are confusing regarding the question of allowing BMR in lieu fees rather than BMR units. Our recollection is that both the previous City Council and the current City Council had strong support for units rather than fees. And further, supported a strong TRAO ordinance that also allowed right of first refusal for low income tenants to return to the new units. Additionally, City Council has been vocal about the need for a no net loss of affordable housing while this development clearly flies in the face of that goal.

These concerns and several others not enumerated lead us to the conclusion that the Findings suffer a severe lack of transparency which we find very troubling.

Sincerely,

Joan MacDonald for AAH
joan_wally_macdonald@calalum.org

cc: Kimbra McCarthy
Aarti Shrivastava
Carolyn Fahey
Nichole Wright
Members of the City Council

From: [Serge Bonte](#)
To: [. Planning Division](#); [Fahey, Carolyn](#)
Cc: [Kamei, Ellen](#); [Matichak, Lisa](#); [Abe-Koga, Margaret](#); [Lieber, Sally](#); [Ramirez, Lucas](#); [Showalter, Pat](#); [Hicks, Alison](#); [Shrivastava, Aarti](#)
Subject: Re: 570 South Rengstorff Avenue Project and more generally "Deemed Complete" Applications
Date: Saturday, August 7, 2021 5:58:04 PM

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Dear Zoning Administration Team
and
Dear Mountain View City Council Members

Upon review of the agenda and report for the 08/11/21 hearing, I wanted to add to my letter below.

The findings seem to indicate that this project is not only exempt from SB330 but is also exempt from the latest BMR ordinance changes (Phase II for ownership housing). Just like with SB330, the exemption is not explained anywhere in the agenda material. Likewise, it is hard to understand why this project would be exempt from an ordinance adopted over 2 years ago (June 2019).

The city really ought to be more transparent in these exemptions and the "Phase II" exemption confirms the need for the City to make public:

- copy of the application as submitted (including date of receipt)
- any documentation showing when/how the application was deemed complete

That level of transparency would go a long way in helping the public and the affected residents better understand the process and in ensuring everything was done "above board" - especially in the absence of strong lobbying regulations in Mountain View-.

Sincerely,

Serge Bonte
Lloyd Way

On Fri, Aug 6, 2021 at 10:05 AM Serge Bonte <sbonte@gmail.com> wrote:

Dear Zoning Administration Team:

I received a postcard notification -I own a condo unit across the street- announcing a 08/11/21 administrative zoning hearing to review a project at 570 South Rengstorff Avenue (corner of Latham).

First I am concerned that this project would result in displacing some of our neighbors while not substantially adding to Mountain housing stock and while reducing housing affordability in Mountain View.

I am also surprised that 1.5+ years after SB330 came into effect, we still see projects

deemed exempt from that law because the project application was deemed complete prior to January 1, 2020.

For the public, the whole decision process looks like a black box.

I am writing to ask the City to be more transparent about project applications and when/how they were deemed complete prior to 01/01/2020;

- by publishing a list of such applications
- by adding to the agenda materials for the upcoming hearings on such projects (more immediately 570 South Rengstorff and Gamel Way)
 - copy of the application as submitted (including date of receipt)
 - any documentation showing when/how the application was deemed complete

That level of transparency would go a long way in helping the public and the affected residents better understand the process and in ensuring everything was done "above board" - especially in the absence of strong lobbying regulations in Mountain View-.

Sincerely,

Serge Bonte
Lloyd Way

From:
To:
Cc:
Subject:
Date:

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

Will staff provide documentation to demonstrate that this project is exempt from the relocation/right of first refusal requirements of SB 330? Is it possible for a project to be deemed complete when the applicant changes?
Also, will you provide documentation regarding the exempting of this project from the Phase II BMR requirements for building BMRs on site.
Thanks.
Sue Russell
LWV Housing Committee
