



Mountain View Coalition for Sustainable Planning  
c/o Aaron Grossman  
817 Montgomery Street  
Mountain View, CA 94041

March 17, 2021

City of Mountain View Environmental Planning Commission  
City Hall, 500 Castro Street  
PO Box 7540  
Mountain View, CA 94039-7540

Re: R3 (Multiple-Family Residential) Zoning District Update

Dear Chairperson Cranston and Environmental Planning Commissioners:

The Mountain View Coalition for Sustainable Planning (MVCSP) appreciates the opportunity to respond to ...

We have reviewed the agenda item materials, and we have the following comments we would like to share with you.

Ultimately, having the R3 subzones will better define the various approaches or options offered. These standards could also be applied to areas of future potential change.

On the two questions before you:

- For Question 1, we think that Staff has done a good job on creating the sub-zones. However, we are concerned about the 5' side setback on 6-8 story buildings. We're not sure what the current setback is for 6-8 story buildings that are in higher density zoned areas (R4), but this might be something for commissioners to ask about in deliberations.
- For Question 2, we agree with district overlays and Staff suggestions

We have seen letters from other organizations (specifically, GreenSpacesMV and the local League of Women Voters), and they all bring up valid points for your consideration (such as addressing displacement and taking measure to ensure "no net loss" of residences, and emphasizing form-based zoning, unbundled parking, and commercial/retail on the ground floors). The letter from GreenSpacesMV in particular raises details that might not be obvious to consider. On lighting standards, which they mention, the point there is to manage lighting such that it doesn't unduly affect wildlife and human mental health. Please note that, just last night, last night, Cupertino

passed a Municipal Code Amendments to adopt glazing and lighting regulations for Dark Sky and Bird-Safe Design. This is great news for them, and now it's up to Mountain View to establish similar regulations in their various standards. On plant options, we ask that you consider drought-tolerant and pollinator-friendly plants in the zoning regulations as well as native. One question for you: Will you consider how surrounding landscaping works to support the idea of "green complete streets" beyond the properties themselves? This seems reasonable to us, as no development has hard edges at property lines; there are always transitions to consider.

Thank you again for the opportunity to comment.

Sincerely,

A handwritten signature in black ink that reads "Bruce England". The signature is written in a cursive, flowing style.

Bruce England  
for the Mountain View Coalition for Sustainable Planning

cc:

Martin Alkire, Advanced Planning Manager  
Aarti Shrivastava, Assistant City Manager / Community Development Director  
Kimbra McCarthy, City Manager  
Heather Glaser, City Clerk

**About Mountain View Coalition for Sustainable Planning**

The Mountain View Coalition for Sustainable Planning is a local volunteer-based organization dedicated to making Mountain View as beautiful, economically healthy, transit, bicycle, and pedestrian accessible, and affordable as possible. MVCSP member interest and expertise covers areas such as housing, transportation, the environment, the economy, and beyond!

For more information, see <http://www.mvcsp.org>.

To contact us, send email to [mvcsp.info@gmail.com](mailto:mvcsp.info@gmail.com).