



August 28, 2022

Re: Item 6.2 – Mixed-Use Development at 590 Castro Street

Dear Mayor Ramirez and Members of the City Council:

The League supports rezoning commercial to residential or mixed use in order to help cope with the jobs/housing imbalance.” As such, we appreciate the developer revising the project to provide ground-floor retail in line with the Downtown Precise Plan.

To reiterate our earlier letter, the League encourages vigorous actions to address the jobs-housing imbalance that is now so excessive only new policies can correct it. The ratio of jobs-to-households in Mountain View is over 2:1 (see attached graphs from the Housing Element). Although it is too late to address the additional imbalance resulting from this particular project, we are hopeful that the City Council will rezone commercial property to residential or mixed use, such as in the Downtown Precise Plan Update later this year.

We support the following:

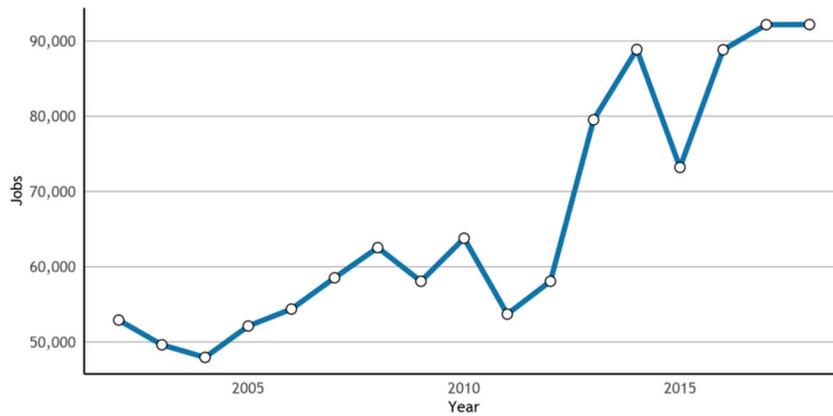
- Rezoning commercial areas into residential or mixed-use, or instituting a citywide housing overlay to make housing an acceptable use in commercial zones
- Raising the Housing Impact Fee on commercial properties significantly
- Creating funding sources that decouple affordable housing revenue from office development, such as a progressive property transfer tax (e.g. 2020 SJ Measure E)

If Mountain View maintains the status quo, it will aggravate the housing crisis and threaten community stability.

(Please send any questions about this email to Kevin Ma at [housing@lwvlamv.org](mailto:housing@lwvlamv.org))

Karin Bricker, President of the LWV of Los Altos-Mountain View

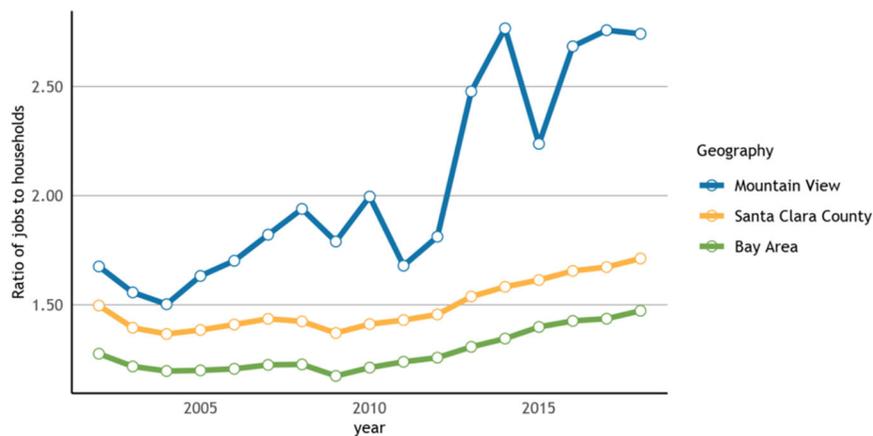
cc: Kimbra McCarthy, Aarti Shrivastava, Wayne Chen, Micaela Hellman-Tincher



**Figure 5: Jobs in a Jurisdiction**

Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment  
 Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.  
 Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018  
 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-11.

There are 46,726 employed residents, and 95,810 jobs<sup>10</sup> in Mountain View - the ratio of jobs to resident workers is 2.05; Mountain View is a net importer of workers.



**Figure 8: Jobs-Household Ratio**

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction  
 Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.  
 Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households)  
 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-13.

**From:** [Isaac Stone](#)  
**To:** [City Council](#)  
**Subject:** Comment on 8-30 agenda items  
**Date:** Monday, August 29, 2022 10:37:01 AM

---

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

### **Item 3.1 - Affordable Housing**

The city has been doing so much good work for affordable housing. The need to pause NOFA is unfortunate.

#### *1: Funding*

A transfer tax, such as San Jose's measure E, could generate a lot of funding for affordable housing. Would it also require a ballot measure in Mountain View?

I would like a transfer tax that also discouraged housing speculation, perhaps by taxing the increase in property value only, and having the tax % progress based on relative value increase rather than absolute value (as is the case with measure E).

#### *2: Middle Income*

co-housing, or [baugruppen](#), can reduce housing costs by 20%. Could instruct staff to look into expedited approval or other programs to promote these. Also reach out to the mountain view co-housing community to ask what their experience was like and what can be done to reduce costs of similar projects in the future?

### **Item 6.2 - 560 Castro**

I like this development. Better street frontage than the old building, and the paseo to the park is great!

People complain about the jobs/housing imbalance. Yes we need to build more housing. But it is also good to have office near housing and transit. Park Place apartments are a block away with over 400 units! Good chance someone will have the delightful experience of walking to work every day.

More housing is good, but not every project needs to be housing.

Cheers!

Isaac Stone  
Resident, [REDACTED]

**From:** [Lenny's Sonic](#)  
**To:** [Lucas Ramirez](#); [Hicks, Alison](#); [Lieber, Sally](#); [Showalter, Pat](#); [Kamei, Ellen](#); [Abe-Koga, Margaret](#); [Matichak, Lisa](#)  
**Cc:** [City Council](#)  
**Subject:** 590 Castro Street  
**Date:** Monday, August 29, 2022 11:25:33 AM

---

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

I find it disturbing that the proposed office building at 590 Castro Street is considered exempt from vehicle-miles-traveled (VMT) analysis because it's an infill development near "transit" – the bus lines on El Camino Real. Anyone familiar with commuting patterns in this area knows that tech professionals are unlikely to commute on the 22 or even the 522, so new offices employing hundreds could add significantly to the traffic load on our freeways.

We worked hard to make VMT analysis the default traffic study mechanism. Such a study would likely show that this project, in this location at this time, is undesirable.

I also find it disturbing that the city is considering a significant reduction in on-site parking for this project. The adjoining neighborhoods are already impacted by commuter parking, and until Mountain View's Residential Permit Parking program is reformed, it won't help protect those neighborhoods.

Please do not move this project forward until traffic and parking challenges are resolved to the satisfaction of our community.

Lenny

—

Lenny Siegel



Author: *DISTURBING THE WAR: The Inside Story of the Movement to Get Stanford University out of Southeast Asia - 1965–1975* (See <http://a3mreunion.org>)