

**Simas, Linda**

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**From:** William Cranston [REDACTED]  
**Sent:** Friday, November 14, 2014 3:56 PM  
**To:** Robert Cox; John Scarboro; Todd Fernandez; Margaret Capriles; Kathy Trontell; Ellen Kamej; Lisa Matichak; Shapiro, Rebecca; Blount, Terry; Tsuda, Randy; , Community Development  
**Subject:** San Antonio Precise Plan Input from Monta Loma Neighborhood Association Board of Directors  
**Attachments:** MLNA San Antonio Precise Plan Input 11-14-14.doc

Mountain View Environmental Planning Commission and Community Development Staff,

The Monta Loma Neighborhood Association respectfully submits the following input for consideration by the Environmental Planning Commission at it's Public Hearing on the San Antonio Precise Plan scheduled for November 17, 2014.

Best Regards,

Bill Cranston  
1st VP, MLNA Board of Directors

November 14, 2014

To: Mountain View Environmental Planning Commission  
Chair Cox, Vice Chair Kamei, Commissioners Capriles, Fernandez, Matichak, Scarboro and Trontell

City of Mountain View Community Development  
Randal Tsuda, Community Development Dir.; Terry Blount, Asst. Community Development Dir./ Planning Manager; Rebecca Shapiro, Associate Planner

From: William Cranston  
1<sup>st</sup> Vice President; Monta Loma Neighborhood Association

Re: Proposed San Antonio Precise Plan (SAPP)

The Monta Loma Neighborhood Association Board of Directors has reviewed the August 2014 Draft SAPP and the proposed SAPP Text Changes, SAPP Table Changes and SAPP Graphic Changes to be considered on November 17, 2014.

1. We feel that the overall plan takes into account the feedback that has been submitted by the entire community at all phases of the plan development. In particular, the need for a diverse mixture of uses in the plan area has been a consistent request from the neighboring communities from the very first visioning sessions. The SAPP as proposed delivers on that feedback and provides for the revitalization and expansion of residential, retail and commercial uses that we support.
2. The density encompassed in the tiered FAR structure included in the proposed changes is a level that we can and do support. This is predicated on the mixture of uses discussed above. We would be skeptical of the EIR assessment of the impact on traffic in the area if the diverse mixture of uses discussed above were changed. With this mix, the increase density is a level that we support.
3. The design standards, open space requirements and active space requirements appear to offer the potential for the development of a very desirable area of Mountain View and we support these as proposed.
4. We have reviewed Section IV of the Staff Report and the discussion of Public Benefit Value as well as the two (2) options proposed.
  - a. We understand staff's analysis of the differences between the potential return on residential and office uses versus retail and are open to a framework that addresses this potential imbalance.
  - b. We do not support leaving the development of this value to some future date.
  - c. We do not however feel that an open range of \$10 to \$20 over the Base FAR in the East San Antonio Center Master Plan Area would be the proper approach. This would leave the actual Public Benefit Value as a project by project negotiation which we would recommend against.
  - d. If the issue, as city staff argues, is retail then we would ask that EPC look at an approach more consistent with the approach just recommended for the El Camino Precise Plan where specific conditions are used to adjust the Public Benefit Value. Specifically an option that uses \$10 per square foot for retail portion of a project and \$20 per square foot for all other uses would address the issue. The Public Benefit Value would be based on the ratio of retail versus other uses in the project as a whole.
  - e. We support using the \$20 per square foot level across all of the other SAPP areas.
  - f. We respectfully request that the EPC consider an Option "2A" along the lines described above.
5. We also support the Public Benefit table 5-1. Since the plan is intended to last for many years and multiple economic cycles, we believe that the city council should have the flexibility to focus on community benefits that are appropriate at the time a Tier 1 project is proposed.

About two years ago, the MLNA Board asked that the City Council prioritize the SAPP and we are generally pleased with and support the results of that effort. The Environmental Planning Commission, City Staff and City Council have been responsive to the broad and neighboring community needs in the development of the plan.

We respectfully ask that the Environmental Planning Commission recommend approval of the SAPP with the Staff proposed changes and a modified Public Benefit Value option to the City Council for approval at their December 2, 2014 meeting.

Thank you for considering our input and are open to any questions that you may have.

Respectfully Submitted,

William Cranston  
1<sup>st</sup> Vice President  
Monta Loma Neighborhood Association Board of Directors

**Simas, Linda**

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**From:** Max-Beckman-Harned [REDACTED]  
**Sent:** Saturday, November 15, 2014 11:37 PM  
**To:** caprilesmountainview@gmail.com; rob cox; Todd Fernandez; js4env@gmail.com; ellen k; lisa matichak; Kathy Trontell  
**Cc:** Diaz, Melissa Stevenson; , City Manager; Blount, Terry; Shapiro, Rebecca; Alkire, Martin; Lauzze, Linda; Quinn, Jannie; SAPrecisePlan  
**Subject:** Re: Nov. 17th Meeting – Agenda Item 5.1 – San Antonio Precise Plan  
**Attachments:** LWV Comments to EPC in Nov. 2014 re San Antonio Precise Plan.pdf

Dear Chairman Cox and Members of the EPC,

The LWV would like to comment on the San Antonio Precise Plan. Please see attached PDF document or the included plain text below.

Thank you for considering our input.

Sincerely,  
Max Beckman-Harned  
on behalf of the League of Women Voters of the Los Altos-Mountain View Area Housing Committee

— included text —

Dear Chair Cox and Members of the Environmental Planning Commission:

The LWV would like to comment once again on the San Antonio Precise Plan (SAPP). We are very disappointed to see that the plan no longer includes phased office development in order to ensure that housing is built in the area. We are also disappointed to see that the square footage allowed for office development has been increased. In light of the recent attention on the jobs/housing imbalance we are concerned that this opportunity to ensure significant housing growth in an area particularly well-suited to it will be lost.

In addition, affordable housing was once made a priority in the SAPP as a community benefit. The importance of affordable housing in the SAPP area, which is so ideally suited for affordable housing, and where so many low-wage jobs will be created, is left out of the current version of the plan.

We would like to see robust mechanisms in place to ensure that affordable housing is actually built and we would like to see at least 15% or 20% as the **goal** for affordable housing units, since the City is falling so far below its RHNA allocation in the current Housing Element period. We feel that this is a realistic goal. Nonetheless, recognizing that it is already City policy that 10% of all housing units built should be affordable, we would hope that this policy at least will be restated as a **minimum** goal in the SAPP.

The LWV has consistently supported mechanisms to cope with the jobs/housing imbalance and we feel that the development phasing plan that staff proposed seems to be a reasonable way to help achieve this goal.

Thank you for considering our input.



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

November 15, 2014

Chair Cox and Members of the Environmental Planning Commission  
City of Mountain View  
500 Castro Street  
Mountain View 94041

Re: Nov. 17<sup>th</sup> Meeting – Agenda Item 5.1 – San Antonio Precise Plan

Dear Chair Cox and Members of the Environmental Planning Commission:

The LWV would like to comment once again on the San Antonio Precise Plan (SAPP). We are very disappointed to see that the plan no longer includes phased office development in order to ensure that housing is built in the area. We are also disappointed to see that the square footage allowed for office development has been increased. In light of the recent attention on the jobs/housing imbalance we are concerned that this opportunity to ensure significant housing growth in an area particularly well-suited to it will be lost.

In addition, affordable housing was once made a priority in the SAPP as a community benefit. The importance of affordable housing in the SAPP area, which is so ideally suited for affordable housing, and where so many low-wage jobs will be created, is left out of the current version of the plan.

We would like to see robust mechanisms in place to ensure that affordable housing is actually built and we would like to see at least 15% or 20% as the **goal** for affordable housing units, since the City is falling so far below its RHNA allocation in the current Housing Element period. We feel that this is a realistic goal. Nonetheless, recognizing that it is already City policy that 10% of all housing units built should be affordable, we would hope that this policy at least will be restated as a **minimum** goal in the SAPP.

The LWV has consistently supported mechanisms to cope with the jobs/housing imbalance and we feel that the development phasing plan that staff proposed seems to be a reasonable way to help achieve this goal.

Thank you for considering our input.

LWV of the Los Altos-Mountain View Area Housing Committee

Cc: Dan Rich

Melissa Stevenson Diaz

Randy Tsuda

Terry Blount

Rebecca Shapiro

Martin Alkire

Linda Lauzze


Jannie Quinn

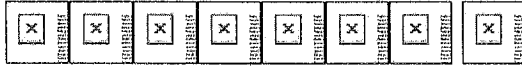
SAPrecisePlan@MountainView.gov

In summary, I would suggest you remove any Phase II specific changes from the Precise Plan (and revert to what Staff had proposed on September 17) and let City Council discuss and adopt any exemptions outside of the Precise Plan

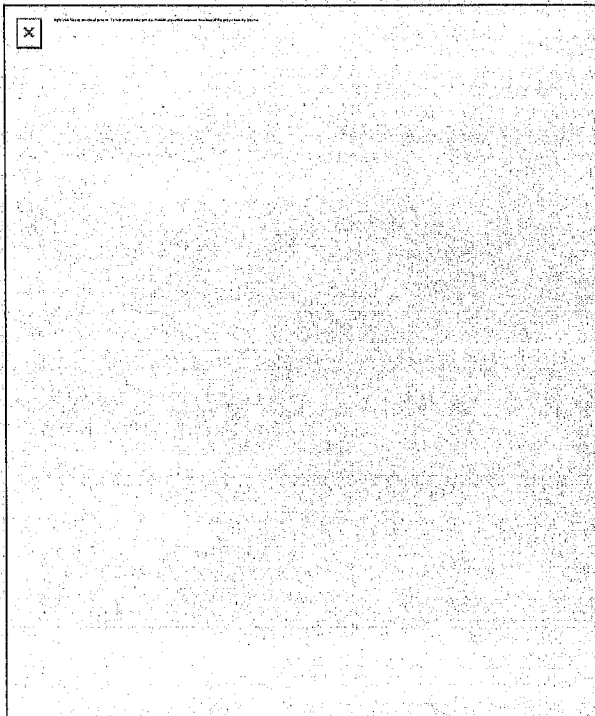
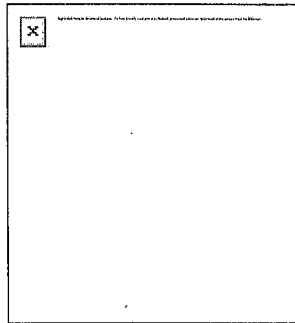
Sincerely,

Serge Bonte

 Mountain View



Email Sponsored by Merlone Geier



**Merlone Geier invites the Mountain View community to a reception and presentation on our proposal for Phase II of the Village at San Antonio Center**

Thursday, November 20, 2014  
5:00 to 7:00 p.m.

Carmel the Village Apartments  
545 San Antonio Road  
4th Floor, Suite 402

(We suggest parking in the large lot between the new park and Ross/BevMo)

- Learn about this exciting mixed use proposal
- See our 3-D model and film
- Meet our team
- Have your questions answered

**Simas, Linda**

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**From:** Serge Bonte [REDACTED]  
**Sent:** Sunday, November 16, 2014 11:00 AM  
**To:** Lisa Matichak; Ellen Kamei; Margaret Capriles; mktrontell.mtw.gov@gmail.com; Cox, Robert; Todd Fernandez; John Scarboro; Shapiro, Rebecca; Blount, Terry  
**Cc:** Tsuda, Randy  
**Subject:** re: 11/17/14 San Antonio Precise Plan Process ( A tale of playing favorites , taboo and fait accompli)

Dear Environmental Planning Commission:

I will try to attend that hearing and send comments more specifically on the precise plan itself.

But first I want to share my concern over the process used at the October 7 Council Study Session.

As you most likely know, earlier in the Summer, both the EPC and Council had asked for the San Antonio Precise Plan AND Merlone Geier Phase II to be revised by reducing office space and emphasizing housing. City Planning obliged and devised a very sensible cap (400,000 square feet of office in the whole area and a phasing program linking (no pun intended) office development with housing units). On September 17, EPC approved that common sense direction.

That direction must not have been to Merlone Geier's liking because on October 7, Council made significant changes to that draft resulting into a Precise Plan seemingly tailor-made for Merlone Geier's Phase II as it was proposed earlier this summer. The attached mailer from Merlone Geier makes it clear that City Council delivered the goods. In one of the referenced documents, Merlone Geier proclaims that "Phase II is consistent with the proposed precise plan" (aka a yet to be approved plan is a fait accompli).

I went back to watch the October 7 City Council Study Session. Whenever I asked the City to intervene to help protect the Milk Pail Market, I can not count the number of times I was told that the City can not intervene as the City can not be seen as picking sides or playing favorites when drafting a Precise Plan. I guess the City was not very concerned by such appearances on October 7 as most of the discussion was centered on how to accommodate Phase II.

Of course, because a Precise Plan is not supposed to be written for a particular project, City Council went at great length to avoid using the words "Phase II" or "Merlone Geier".

This reminded me of that Taboo Board Game where one player tries to get his/her teammates to guess a word without using a number of "Taboo" words. Just like in that game, Council and Staff kept using oblique terms like deemed complete project (singular as only Phase II is in that category), North West area of the San Antonio Center (Phase II geographic location), Master Plan X (the master plan for Phase II), a hypothetical project with about 400,000 square feet of office (see mailer below), a generic project proposing office/hotel/cinema .... City Council did a pretty good job playing that game (special kudos to Mayor Clark) ...but after a couple of hours the taboo words were uttered making it clear to all what was really going on.

I am concerned with what the City did during that study: tailor a Precise Plan to fit a particular project. I also don't understand why the City would set such a precedent. As I understand it, Phase II being a gatekeeper, City Council has full flexibility in demanding Phase II follows the Precise Plan or not.

Phase II Fact Sheet  
Phase II FAQ's

[REDACTED]

Lenny Siegel  
Executive Director, Center for Public Environmental Oversight  
a project of the Pacific Studies Center

[REDACTED]

[REDACTED]



**Simas, Linda**

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**From:** Shapiro, Rebecca  
**Sent:** Monday, November 17, 2014 11:53 AM  
**To:** Simas, Linda  
**Subject:** FW: San Antonio Precise Plan  
**Attachments:** Proposed Changes For EPC Review To SAPP.pdf

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**From:** Pear [mailto:MPear██████████]  
**Sent:** Monday, November 17, 2014 11:47 AM  
**To:** Shapiro, Rebecca  
**Subject:** San Antonio Precise Plan

Hi Rebecca,

My comments for the record, which were also sent to the EPC.

As a cyclist, please support the compromise on the Showers Drive bicycle mobility by employing Sharrows (green painted surfaces) and please advocate for the changes as shown on the attached three pages titled *Proposed Changes For EPC Review To SAPP.PDF*.

As you know, in 2008 we approached the City to amend the California Street-Showers Drive Precise Plan in order to obtain the same set back as our neighbor (office retail condominiums) – twenty feet behind the street curb. Both the Showers Drive bicycle mobility goals and this request (in order to construct a building where the former gasoline service station existed in front of Wheel Works on Showers Drive, to the north of the Hetch-Hetchy Right-of-Way) can be accomplished by narrowing the travel lanes and using Sharrows rather than a Buffered Bike lanes.

We also respectfully request Regional Retail be a community benefit because it provides approximately 1% of gross sales in the form of sales tax revenue to the City's General Fund, which no other land use and/or development provides. At least ½% of the City of Mountain View's General Fund is generated from the retail sales on this property with the expectation that it could go as high as 2% upon renovation and additional retail.

I presume the Hetch-Hetchy Right of Way Street Greenway Standards (Figure 3-8) are for the area between San Antonio Road and Showers Drive because these standards, if applied to our property, will eliminate our use of our 64 feet wide by 586 feet long strip of property to the north of the Hetch-Hetchy Right-of-Way – essentially this amounts to a taking. Figure 4-3 Street Types shows this area as San Antonio Center Internal Streets but I assume the planner/author was under the misguided impression that someone purchased the aforementioned strip as well as the eight office retail condominiums and liquor food market and then sought approvals for a new development. As you know from prior correspondence since 2008, we intend to construct a building where the former gas station existed between Wheel Works and Showers Drive to the north of the Hetch-Hetchy Right-of-Way and will never sell our property, even upon death.

Should you desire further detail, including our objection to the community benefits fee, see previous email sent to the City Council (below).

Thank you.

Matt Pear  


Dear Mayor Clark and Honorable Members of the City Council:

This office represents the Pear family, who have been committed members of the Mountain View community for more than one hundred years. As you know, our clients have been active in the City's planning process for the San Antonio Change Area, and have submitted numerous comment letters in connection with the proposed San Antonio Precise Plan (SAPP). Our clients support the City's goal of fostering redevelopment and revitalization to this important regional retail area of the City. However, for this vision to come to fruition, it must be implemented in a way that is economically viable for the property owners and small businesses in particular. To that end, we would like to briefly highlight our clients' key concerns as follows, for your consideration. (Please note: Our office will be submitting comments today on the SAPP Draft EIR under separate cover.)

1. Maintain the EPC-Recommended 1.35 FAR Trigger For the Mixed-Use Center Sub-Area. The EPC-recommended 1.35 FAR trigger is critical in helping to ensure that properties within this sub-area can be developed in an economically viable fashion. Allowing some additional development to occur on under-utilized sites without the imposition of substantial additional and unknown costs will foster revitalization and enhance opportunities for increased sales tax revenue without forcing property owners to develop at the maximum intensity. It also treats property owners who may be at different stages of development equitably. This middle-of-the road approach enables the achievement of the community vision described in the SAPP -- by supporting thoughtful quality, economically viable development -- while still allowing the City to retain the ability to seek larger community benefits from those who desire to develop at a much higher intensity than is typical for the area.
2. Enable Development Up To Four Stories In The Use Restricted Sub-Areas Under Limited Circumstances. For reasons of fairness and consistency with prior planning efforts, we request including an exception to the four-story trigger (Table 4-3) for those properties that have been previously approved for that height and have existing infrastructure in place to serve the site. In that regard, we request amending Footnote 1 to read: "...to accommodate commercial uses. Notwithstanding the foregoing, the community benefit requirement shall not apply to any properties in the Use-Restricted Sub Areas that have been previously approved for development of up to four stories and have infrastructure in place to serve the site."
3. Eliminate Requirement To Widen The East Side Of Showers Drive. As described in detail in previous correspondence, there is significant existing utility infrastructure on the east side of Showers Drive. In addition, there are a number of existing uses on that side of the street that are under multiple ownerships, which make redevelopment of those sites highly unlikely in the foreseeable future. Accordingly, so as not to constrain development of regional retail uses, we request that there be no condition imposed on the development of the properties on the east side of Showers Drive to widen this street.
4. Modifications To Community Benefit Requirement Provisions. Consistent with our clients' previous comments, we continue to have significant concerns regarding the legality and practicality of the broad "community benefits" requirement. It has no clear financial limits, has no clear ties to any legal nexus, and could have the unintended effect of discouraging or impeding the community's vision

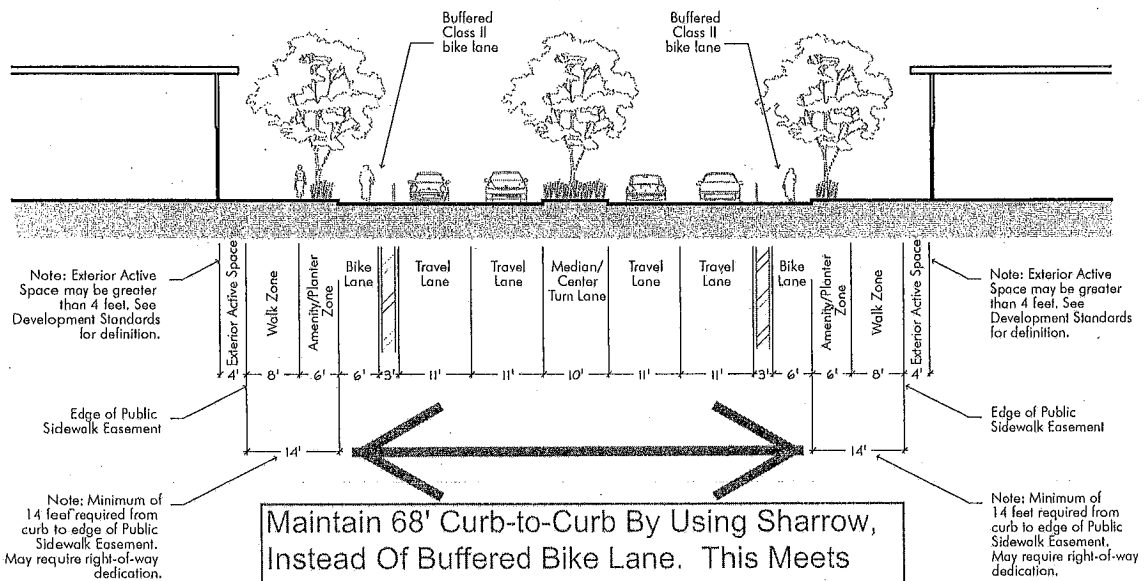
under the SAPP because of the inherently and highly unpredictable nature of this requirement. Particularly troubling is the recent suggestion by staff (as referenced in the October 7th staff report at page 15) to identify financial and land contributions to schools as a potential community benefit. Not only do we question the legality of such a provision (which is directly contrary to state law), but also note that it could result in the displacement of significant sale tax generating uses to the community's detriment.

Accordingly, we respectfully request the following with regard to the general community benefit provisions of the SAPP:

- A. Do not incorporate staff's proposed language regarding school contributions.
- B. Include additional language in the SAPP that ensures that any imposition of the community benefit requirement on a particular project is guided by the SAPP's fundamental goals of (1) encouraging development of regional retail uses that will significantly enhance the City's General Fund, or (2) augmenting the City's housing supply.
- C. List "Provision of Increased Sale Tax Revenue" on Table 5-1 (SAPP, p. 5-7) as another, example of a community benefit.

Again, we thank you for your thoughtful consideration of the above comment

**TYPICAL NEW STREET SECTION**



**FIGURE 3-7** Showers Drive

Maintain 68' Curb-to-Curb By Using Sharrow, Instead Of Buffered Bike Lane. This Meets Bicycle Objective By Reducing Lane Width. A Buffered Bike Lane Requires Not Only An Additional 4' Dedication But It Impacts Utilities On East Side of Showers Drive, Increases Expenses, and Requires Additional Property.

**TABLE 3-4** Showers Drive Standards (Typical)

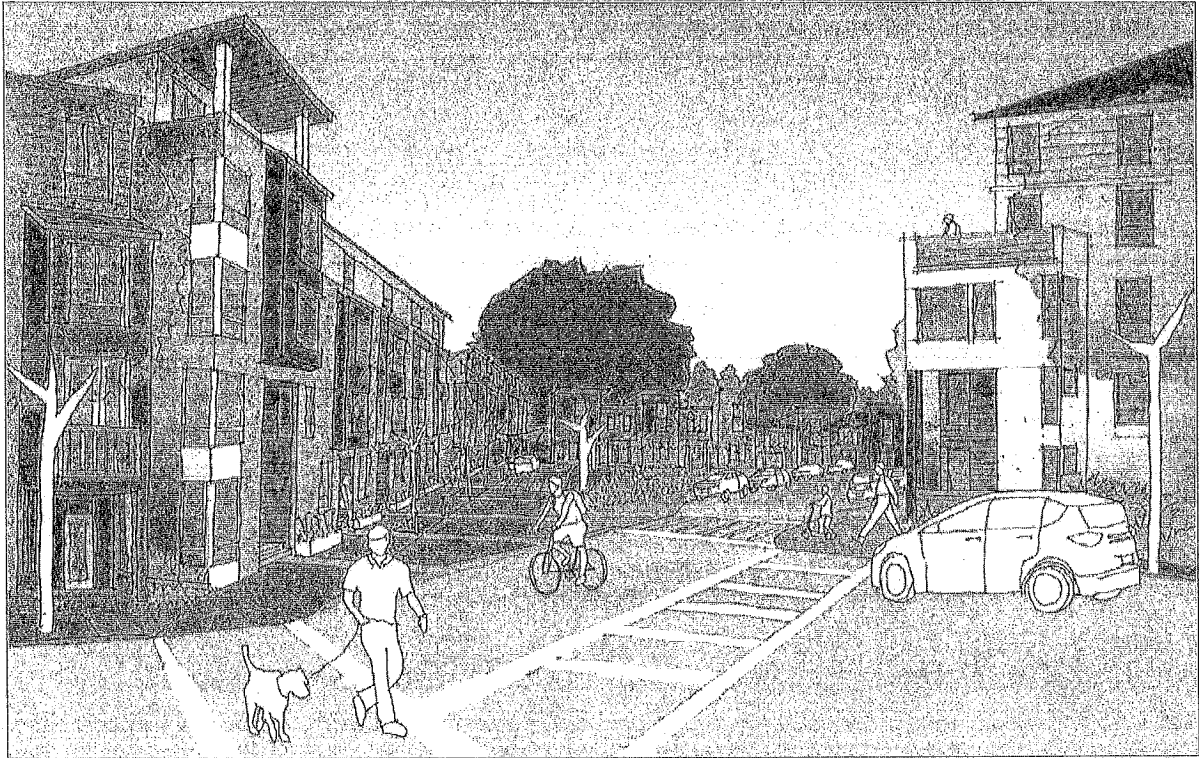
<b>SIDEWALK</b>	
Building Frontage Setback	18 ft. minimum
Walk Zone (Public)	8 ft. minimum
Amenity/Planter Zone (Public)	6 ft. minimum
Exterior Active Space	4 ft. minimum
<b>ROADWAY</b>	
Bicycle Facilities	Class II: 6 ft. lane and 3 ft. buffer
Travel Lanes	Two travel lanes in each direction Center turn lane/landscaped median
Parking	None

**TABLE 5-1: Community Benefits**

TYPE OF COMMUNITY BENEFIT	EXAMPLES OF COMMUNITY BENEFIT
Affordable Housing (Plan priority)	Development of affordable units on- or off-site, including: <ul style="list-style-type: none"> <li>• Provision of units over and above the amount required under existing regulations. On-site units preferred over off-site units.</li> <li>• Provision of units instead of payment of housing impact fees.</li> </ul>
Pedestrian and bicycle amenities	On-site and off-site pedestrian and bicycle improvements, above and beyond those required by the development standards. These may include but are not limited to: <ul style="list-style-type: none"> <li>• Enhanced pedestrian-oriented streetscapes.</li> <li>• Protected bicycle lanes and pedestrian pathways, improved bicycle and pedestrian crossings/signals, bicycle racks/shelters.</li> <li>• New pedestrian and bicycle connections to transit facilities, schools, neighborhoods, etc.</li> <li>• Removal or contribution to removal of existing pedestrian and bicycle barriers (e.g. grade-separated crossings).</li> <li>• Upgrading traffic signals to enhance pedestrian and bicycle safety.</li> </ul>
Public parking facilities	Providing publicly accessible parking to serve area-wide/shared parking needs.
Public parks and open space	Providing publicly accessible parks, plazas, tot lots, etc., above and beyond existing Park Land Dedication Fees and required open area standards or contributions to off-site publicly accessible open spaces available to the community.
Other	<ul style="list-style-type: none"> <li>• Contributions to and/or space provided for community facilities, affordable small business/non-profit spaces, etc.</li> <li>• Off-site utility infrastructure improvements above and beyond those required to serve the development.</li> <li>• Funds in lieu of improvements.</li> <li>• Other community benefits proposed by the developer and approved by the City Council.</li> </ul>

Enhance Regional Retail

- Maintain and enhance regional retail as a key economic consideration for public health, safety and welfare throughout the City through its sales tax contributions to the City's General Fund.



Conceptual drawing illustrating land use, building design, and streetscape concepts found in the Mixed Use Corridor subarea standards.

**TABLE 4-3 Mixed Use Corridor Intensity and Height Standards**

	INTENSITY TYPE	
	Base	Tier 1
<b>FLOOR AREA RATIO (FAR)</b>	1.35 Up to 0.50 can be office or commercial	1.85 Up to 0.50 can be office or commercial
<b>MAXIMUM STORIES</b>	3 stories	4 stories <sup>1</sup>
<b>BUILDING HEIGHT LIMIT</b>	45 feet	55 feet <sup>1</sup>
<b>COMMUNITY BENEFITS STRATEGY</b>	No community benefit contribution required.	Community benefit contribution required.

<sup>1</sup>. Up to 5 stories (65 feet) will be considered on a case-by-case basis with significant community benefits or to provide major open space improvements per Figure 4-2. Additional height (in feet) may be allowed if needed to accommodate commercial uses.

2. Those properties previously approved for development of up to four stories, across from an existing park, and with existing infrastructure in place to serve the proposed development that previously paid city fees are exempt from Tier 1 community benefits since fees have already been paid and externalities addressed.

**Simas, Linda**

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**From:** Shapiro, Rebecca  
**Sent:** Monday, November 17, 2014 3:50 PM  
**To:** Simas, Linda  
**Subject:** FW: San Antonio Center Precise Plan and "rumors"

**From:** Serge Bonte [mailto:████████████████████]  
**Sent:** Monday, November 17, 2014 3:47 PM  
**To:** Cox, Robert; Lisa Matichak; Todd Fernandez; Margaret Capriles; [mktrontell.mtvw.gov@gmail.com](mailto:mktrontell.mtvw.gov@gmail.com); Ellen Kamei; John Scarboro  
**Cc:** Blount, Terry; Shapiro, Rebecca; Tsuda, Randy  
**Subject:** re: San Antonio Center Precise Plan and "rumors"

Dear Environmental Planning Commission:

There are a number of rumors going around town about possible developments in that change area. One of them is regarding a possible change of ownership of parts or nearly all of the San Antonio Center.

I am not asking you to comment publicly on such rumors but I would welcome a public discussion of the consequences of such change of ownership.

Say a hypothetical "deemed complete project", "generic hotel/office/cinema development", "400,000 square feet office development in the Northwestern corner of the Center" were to change hand after approval or after approval of the Precise Plan. What would be the obligations of the new owner?

In particular, if such a "deemed complete" project had a parking agreement with a hypothetical European market, would that agreement survive a change of ownership?

Sincerely,

Serge Bonte  
████████████████████ Mountain View

**Simas, Linda**

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**From:** Shapiro, Rebecca  
**Sent:** Monday, November 17, 2014 4:54 PM  
**To:** Simas, Linda  
**Subject:** FW: Agenda Item 5.1, Nov. 17, 2014 EPC meeting: San Antonio Precise Plan

-----Original Message-----

From: Julie B. Lovins [mailto:[jl@pobox.com](mailto:jl@pobox.com)]  
Sent: Monday, November 17, 2014 4:23 PM  
To: [robert.cox@intel.com](mailto:robert.cox@intel.com); [mountainviewellen@gmail.com](mailto:mountainviewellen@gmail.com); [caprilesmountainview@gmail.com](mailto:caprilesmountainview@gmail.com); [lisa.maticchak@gmail.com](mailto:lisa.maticchak@gmail.com); [mkrtrontell.mtvw.gov@gmail.com](mailto:mkrtrontell.mtvw.gov@gmail.com); John Scarboro; [trf@mac.com](mailto:trf@mac.com)  
Cc: Shapiro, Rebecca; Blount, Terry; Tsuda, Randy; Quinn, Jannie; Beaudin, Gerry; [lovins22@pobox.com](mailto:lovins22@pobox.com)  
Subject: Agenda Item 5.1, Nov. 17, 2014 EPC meeting: San Antonio Precise Plan

Chair Cox and honorable EPC members:

Please take it as read that I like a lot of things in this Plan, which involved a tremendous amount of thought and work. I thank and congratulate everyone concerned.

Several remaining problems stand out, however.

First, in throwing out Staff's attempt at a "phasing" plan for office and housing development, designed to blunt the potentially disastrous effects of hundreds of thousands more square feet of office development in that area with insufficient additional housing, Council did not concomitantly suggest that there ever be any minimum goal for additional housing in the San Antonio Area. They could have done so. They could have asked Staff to come up with a better idea in lieu of that specific phasing proposal. It appears that there might still be no desire to encourage affordable housing, either. Particularly with the number of low-paying jobs that will be created in that area, that is deplorable. At the very least, I hope you will recommend to Council that they set an affordable housing goal for the area, somewhere between 10 and 25%. Staff could recommend an appropriate number and implementation mechanisms, if Council feels this needs more study and discussion.

Second, despite the fact that it is not on tonight's agenda, it is appropriate to mention Merlone Geier Partners' Phase II development proposal. As noted on page 3 of the Staff Report for this San Antonio Precise Plan, Council recently implanted in the Plan several items specifically aimed at making it easier for this project to be approved. Looking at the Staff Report, I learn that a very important point is that "the project essentially met the criteria for a Master Plan"--so there's no need to burden everyone with the extra paperwork. I'm as opposed to extra paperwork as any of you, but it my impression that this last-minute addition to the Plan has exempted MGP from any legal responsibility for assuring the ability of the Milk Pail Market to stay in business, starting with the beginning of Phase II construction.

The Milk Pail Market is an essential element of our community's well-being. Not having it there would be a serious threat to the public health and welfare (see Findings reports), in addition to irremediable destruction of a sizeable local economic engine.

As I understand Chapter Five of the Precise Plan, a Master Planning mandate would have required either overt or implicit buy-in of the Milk Pail Market owner to their plans for his market. In the latter case, MGP would have to offer a written, credible commitment to all aspects of this market's well-being, starting with the construction phase and



continuing after it. But I know of no reason to give any more credence to MGP's public statements about the future of the Milk Pail Market than there was on July 1. MGP's unsubstantiated recent public statements about the situation are not up to the usual standard of evidence that the City requires in an entitlement situation. Anyone who accepts them is participating in "favoring one business over another", something that the City-Attorney has repeatedly stated that the City does not do.

I hope that you will come up with an appropriate recommendation to Council on this matter, since it is now entangled in consideration of the Precise Plan.

Thank you for listening to my comments.

Sincerely,

Julie B. Lovins  
California St.