

From: Serge Bonte

Sent: Tuesday, February 15, 2022 12:22 PM

To: epc@mountainview.gov

Subject: re: Agenda Item 5.1 Various Code Amendments in light of SB9

Dear Environmental Planning Commissioners:

First, I am pleased to see that Mountain View didn't follow Woodside's notorious lead in declaring itself a Cougar Town (or a Puma Town -since Mountain View residents are on average about 10 years younger than Woodsiders).

The proposed amendments seem reasonable, keeping with SB9's spirit and Mountain View's history of lot splits (my house was built as a result of a 4 way split of a larger parcel, the original historical house was moved to one corner to make room for 3 additional parcels/homes).

I have three comments / requests for clarification:

1. The staff report mentions this criteria for Urban Lot Split:

"No prior lot split. The lot to be subdivided shall not be a lot that was established through a prior urban lot split."

Since any lot in Mountain View was subdivided at some point (my home 22+ years, my neighborhood 70+ years ago when St Francis Acres were divided), I'm assuming that this criteria applies only to subdivisions under SB9 (aka newly minted Urban Lot Split) but it would be helpful to clarify. As an example, hypothetically would this criteria prevent me from splitting my pre SB9 splitted lot?

2. The proposed Amendments to Chapter 28 still seems to indicate that tentative parcel maps (even for an urban lot split a la SB9) are still subject to city council approval (in an agendaized hearing?). Since SB9 calls for ministerial approval, what would be the point of needing City Council to meet for approval? Also, more generally wouldn't it make sense to have City Council approval required only when splitting in more than 5 or 10 parcels?

3. I didn't see it referenced but if permissible under law, make sure that new homes built using SB9 are required to underground their utilities; similar to what our developer had to do 22+ years ago when our home was built after a 4 way parcel split.

Sincerely

Serge Bonte