

From: Anderson, Eric B. <Eric.Anderson2@mountainview.gov>
Sent: Monday, March 13, 2023 10:28 AM
To: Yau, Ellen <Ellen.Yau@mountainview.gov>; Lee, Sandra <Sandra.Lee@mountainview.gov>;
Cheechov, Joy <Joy.Cheechov@mountainview.gov>
Subject: Typo in Item 5.1 Staff Recommendation in the Staff Report

Commissioners,

Staff has noticed a typo in the recommendation in the staff report for Item 5.1 (2023-2031 Housing Element). Please use the recommendation in the agenda, which reads:

That the Environmental Planning Commission consider the 2023-2031 Housing Element Update Environmental Impact Report (certified and adopted by Resolution No. 18755), and recommend the City Council adopt a Resolution of the City Council of the City of Mountain View Amending the General Plan to Update the Housing Element of the General Plan for the Period of 2023-2031 in Substantial Compliance with State Housing Element Law (Exhibit 1 to the EPC Staff Report).



Eric B. Anderson, AICP

Advance Planning Manager

Community Development Department | Planning Division

650-903-6306 | MountainView.gov

[Twitter](#) | [Facebook](#) | [Instagram](#) | [YouTube](#) | [AskMV](#)



13 March 2023

Honorable Alison Hicks, Mayor
and members of the Mountain View City Council
City of Mountain View
500 Castro Street
Mountain View, CA 94041

Re: Support for Mountain View Housing Element

Dear Mayor Hicks and Members of the Mountain View City Council:

On behalf of the members of the Mountain View Chamber of Commerce, we wish to commend the staff for their very hard work on the Housing Element – it is an extremely detailed and complex document. We are also grateful that all the recommendations made by the Chamber in our letters to Council on June 7, 2022 and December 13, 2022 appear to have been addressed (see below), and we are pleased to support the draft as written.

Recommendations addressed include:

1. Commitment to specific process improvements as contained in the Matrix Study, leading to a wholesale process review and revision within the next 2-3 years.

The Housing Element now includes: “Continue to implement the 2021 Development Review Assessment (“Matrix Study”), building off of completed recommendations (such as revisions to Project Coordinating Committee process, updated application forms, application inactivity policy, and creation of Permit Navigator position).” Milestones are also listed (pp 59-60 of the redlined version).

2. Review and revise the development fees and exactions that in totality pose constraints to housing development. Particular focus should be on the park in-lieu fee.

Page 49 now includes commitment to adopt a Nexus Study that compares the City’s in-lieu fee to other cities, incorporates other sources of funding, revises valuation methodology, considers all or partial payment of fees at project occupancy, and other factors for the adoption of lower residential park in-lieu fees. In addition, the Staff Report states that the revised program will target a monetary fee reduction of at least 20% on average across a range of typical residential projects. The Staff Report also commits to other ways for developments to receive park land credit and, thereby, reduce park fees through relaxing regulations on the size and type of privately owned, publicly accessible (POPA) areas and/or allowing park land credit for new pedestrian connections and trails.

3. Eliminate or modify the Gatekeeper process so that housing projects anywhere in the city can be considered in a timely manner, at least quarterly.

The Housing Element now commits to a review of the process (including comparison to other cities’ gatekeeper process and determining what makes sense from a regional perspective), to examine expansion of the scope of exemptions, and to guarantee at least an annual review (page 17). Gatekeeper applications will again be accepted before June 30, 2024 (p 44-45). While the Chamber would prefer greater review frequency and an earlier date for new applications to be accepted, this is a solid start and we support its inclusion.



4. Modify the City's policies as to what is counted against the FAR (Floor Area Ratio) calculations so that true living area is maximized.

Page 45 calls for streamlining the development review process by updating definitions for standards such as height, open area, common usable open area, floor area ratio, personal storage, pavement coverage and building coverage, and ensuring definitions are consistent with contemporary building types. In doing so, the Chamber hopes that the City will ensure that design subjectivity does not effectively limit the maximization of FAR in housing developments. We also note that design subjectivity is one of the key areas of focus for the Matrix Study, which is why its execution (and inclusion into the Housing Element) is so important as noted in #1 above,.

5. Reduce the City's parking requirements for housing development to be more consistent with current trends.

Per the Staff Report (p10), the Housing Element will include exemptions to vehicular parking standards for residential developments in Precise Plan and General Plan Change Areas. The Chamber agrees that these are key transit-oriented areas where reduced parking may facilitate the City's transportation goals. We are also supportive of including exemptions to vehicular parking standards for projects outside of the Precise Plan areas that meet enhanced transportation demand management (TDM) measures with a completion date of December 2026.

Given these substantive edits, we feel the Housing Element now represents a stronger and more viable path forward to producing housing at all income levels. We respectfully ask City Council to support Staff's recommended changes to the Housing Element and are in favor of its submission to Sacramento.

Thank you,

A handwritten signature in black ink, appearing to read "Peter Katz", is written over a light blue circular stamp.

Peter Katz
President & CEO
Mountain View Chamber of Commerce

From: concetta riccobene

Sent: Sunday, March 12, 2023 3:21 PM

To: epc@mountainview.gov

Subject: Shopping Center at 121 El Camino and Grant Road rezoning

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

Dear City Council and Environmental Planning Commission,

We would appreciate your attention and consideration on the following matter.

We have recently learned that the Shopping Center at 121 El Camino and Grant Road has been re-zoned for dense housing and is under evaluation for - yet another - development site by the city. In no uncertain terms, we are appalled at the decision!

Do council members actually live in Mountain View? Do they ever drive the city roads?

That particular intersection is already a daily gridlock. Every morning it takes two or three turns of greens to be able to cross it.

On my return commute, getting out of 85 and turning left onto Grant, proves always is a stressful ordeal.

How can the council possibly consider adding traffic from up-to 100 households to it? Not to mention the mess from all construction vehicles during development.

We strongly urge council members to stop appealing to "future"

resident, rather than the "current" residents, whose quality of life has been already greatly diminished by your unwise decision!

Sincerely,

C. Riccobene

Bentley Sq.