

From: [Peter Katz](#)
To: [City Council](#)
Subject: Public Comment re: 4/25 Study Session 3.1 - Gatekeeper Process
Date: Tuesday, April 25, 2023 9:44:36 AM

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

Dear Mayor Hicks and esteemed members of the City Council:

On behalf of the 750 members of the Mountain View Chamber of Commerce, I would like to offer our comments regarding the Gatekeeper process, which will be discussed as part of Study Session 3.1 at tonight's City Council Meeting.

The promised Gatekeeper hearing in Fall 2023 should move forward without further delay. It has been four years since the last Gatekeeper process. A lot has happened during that time, including a global pandemic that brought dramatic changes to our local economy that require new strategies and solutions. In Mountain View, we are experiencing high retail and office vacancies and a significant loss of daytime workers. As a City, we are guided by our General Plan, but Gatekeepers are also necessary and important because they enable the City to act nimbly and opportunistically when warranted, and to move at the speed of business.

Further, housing prices remain high and out of reach for many renters and first-time homebuyers. Our members continually cite the lack of affordable housing as a constraint on growth. Mountain View's Housing Element, which the Chamber fully endorsed, has aggressive goals that call for creative solutions that reduce impediments to the creation of more housing opportunities at all income levels. Delaying the Gatekeeper process once again runs counter to these goals.

Fundamentally, Gatekeepers allow the Council to review projects that may not fit strictly within the General Plan but may offer overarching community benefits that merit consideration. The Gatekeeper process should welcome and encourage creative ways of addressing Mountain View's needs and priorities through innovative land use and development. The City is not well served by a process that frustrates project proponents, unduly constrains the criteria for projects that may come forward, and through continual delays, effectively inhibits the Council's ability to see, hear and timely act upon opportunities.

Many developers and property owners have been waiting for years to bring their projects to Council for consideration under the current rules. Others have decided to move forward with zoning compliant projects that may not yield the same benefits for the City. There is an opportunity cost to continued delays. To be a City that is truly open for business, we need a clear, predictable, and timely process for applicants to present their projects to Council at least once a year, and ideally twice a year.

We urge the Council to hold a Gatekeeper competition this year under the current framework, and then have a competition next year under the new framework. The Chamber looks forward to working closely with the City on revisions to the process that will enable innovative approaches to be considered more quickly, and in keeping with the growth strategy and future vision of the City, while ensuring they are feasible within the constraints of City resources.

Thank you for your consideration.

Peter Katz
President & CEO

Mountain View Chamber of Commerce

--

Shop Safe, Support Local at *the MV Marketplace!*

Peter Katz • President & CEO
Mountain View Chamber of Commerce & Foundation

 650-968-8378  650-483-9535

 peter@ChamberMV.org  ChamberMV.org

 580 Castro Street, Mountain View CA 94041



From: [Cox, Robert](#)
To: [City Council](#)
Subject: Livable Mountain View comments on Item 3.1: "Fiscal Years 2023-24 and 2024-5 Council Work Plan Development: Project Prioritization and Gatekeepers."
Date: Tuesday, April 25, 2023 10:04:02 AM

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

Mayor Hicks, Vice Mayor Showalter, and Members of the City Council:

Thank you for the opportunity to comment on Item 3.1 "Fiscal Years 2023-24 and 2024-5 Council Work Plan Development: Project Prioritization and Gatekeepers."

Livable Mountain View proposes to elevate the priority of item C37 "Conduct a holistic citywide review of parking regulations."

As I'm sure you are aware, recent changes in state legislation and in Mountain View's recently adopted Housing Element for 2023-2031 will have a big impact on how parking is dealt with in our city. The passage of AB2097 eliminates parking minimums for new developments near transit. Our Housing Element for 2023-2031 eliminates parking minimums on new development in the Old Mountain View, El Camino, San Antonio, East Whisman, and Moffett areas of our city.

These changes make it imperative for the city council to conduct a holistic citywide review of parking regulations in this council term. Left unaddressed, new developments will take advantage of remaining street parking for their office workers and new residents. Existing residents who have depended on having some street parking may be unable to park their vehicles near their homes. Existing business who need street parking and downtown parking for their customers may find it difficult to continue their businesses.

Let's move forward on this item soon and get ahead of the potential parking problems, which significantly impact Mountain View residents and businesses, before it is too late.

Robert Cox, Li Zhang, Mary Hodder, Hala Alshahwany, Leslie Friedman, Muriel Sivyer-Lee, Jerry Steach, and Nazanin Dashtara
For the Steering Committee of Livable Mountain View