



December 6, 2022

Re: Item 5.1 – Amendments Related to the Housing Element Update

Dear Chair Cranston and Members of the Environmental Planning Commission:

The LWV values clarity and consistency in the development process.

We support the rezonings for the affordable housing projects, as this would allow them to be zoning compliant and permit the use of SB 35 to shorten the entitlement process. That said, regarding the R4 amendments: having minimum lot area and width requirements seems to lack a purpose, given various precise plans that also allow high-density developments do not have such requirements and that not all R4 parcels are more than one acre. The proposed amendments are predicated on the City allocating funding via the NOFA process which can be concerning—given the predicted shortfall of such funds and imposing a multi-stage discretionary process without a strong justification.

SB 330 bans reducing the intensity of land use by any action that would individually or cumulatively reduce the site's residential development capacity from what it was on 01/01/18, including setting open space requirements, setbacks, minimum frontage, among others unlisted ([Government Code 66300\(b\)\(1\)\(A\)](#)). Due to the zoning ordinance not mentioning housing as an allowed use, the appropriate regulations at that date for the village centers were the relatively-sparse objective general plan standards. While the staff report says the 2014 El Camino Real Precise Plan provides detail to the 2012 General Plan's Mixed-Use Village Center designation, that is distinct from what is actually written in the General Plan. As such, we are unsure whether the proposed standards are applicable under SB 330.

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

Thank you for considering our comments,

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

cc: Ellen Yau

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