



November 6, 2023

To: Mountain View City Council  
Re: Special Meeting of Mountain View City Council 11-7-23  
Study Session Item 3.1: Downtown Precise Plan Comprehensive Update, Scope of Work, and Determination of Temporary Office Cap

Dear Mayor Hicks and esteemed members of the Mountain View City Council

The Mountain View Chamber of Commerce has been grateful and excited to work closely with the City on its plans to amend the Downtown Precise Plan (DTPP). We are pleased to support many of the excellent proposals and points made in the Study Session Memo, and the Chamber is fully committed to assist in their implementation.

However, as the Memo notes, the Chamber has serious concerns with the **Downtown Temporary Office Cap** (outlined on pp 13-14). While we appreciate the City's desire to pause the process until the DTPP can be implemented, we urge Council to remove this action from the work plan (Option A). It is an unnecessary - and highly risky - action.

Chamber members, especially downtown businesses, have repeatedly opposed any action that looks, sounds, or vaguely appears as a moratorium, on new office development. As stated in our letter to Council from November 2022, to create a vibrant economy we need to support growth and investment, as well as ensure that existing businesses are directly supported. As presented, the proposal calls for a halt to projects that have the potential to bring new companies into Mountain View, and with it, new workers, new patrons to our local merchants, and new residents.

The City needs to support new investment, not curtail it - and an office cap sends the wrong message. The City and Chamber have worked hard together to make processes simpler and reverse the perception among investors that doing business in Mountain View is significantly challenging. The stakes are too high to put these efforts at risk. The detrimental reputational impact this moratorium would have cannot be overstated, and will last beyond any cap.

The Chamber also questions the necessity for such an action. As shown in Table 3 (p. 14), there is only one new office project under review at this point. We do not know of any developers considering others. Rather, we have heard from several developers that they have ruled out

submitting a development application because the costs, timeliness, and requirements of our current process do not pencil out. This reaffirms the need to revise the Precise Plan in a thoughtful and timely manner. It also underscores that an office cap is at best irrelevant and at worst another deterrent.

It's also worth noting that moratoriums are generally issued as urgency ordinances, which, per State law, address immediate risks to public health, safety, or welfare. This situation does not seem to apply.

We recognize that the City has limited resources. We encourage choosing Option A so that office cap resources can be redeployed to other, more pressing priorities.

Thank you for your consideration.

Peter Katz  
President & CEO  
Mountain View Chamber of Commerce